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Cassidy
& Tate
Your Local Experts



Award Winning Agency

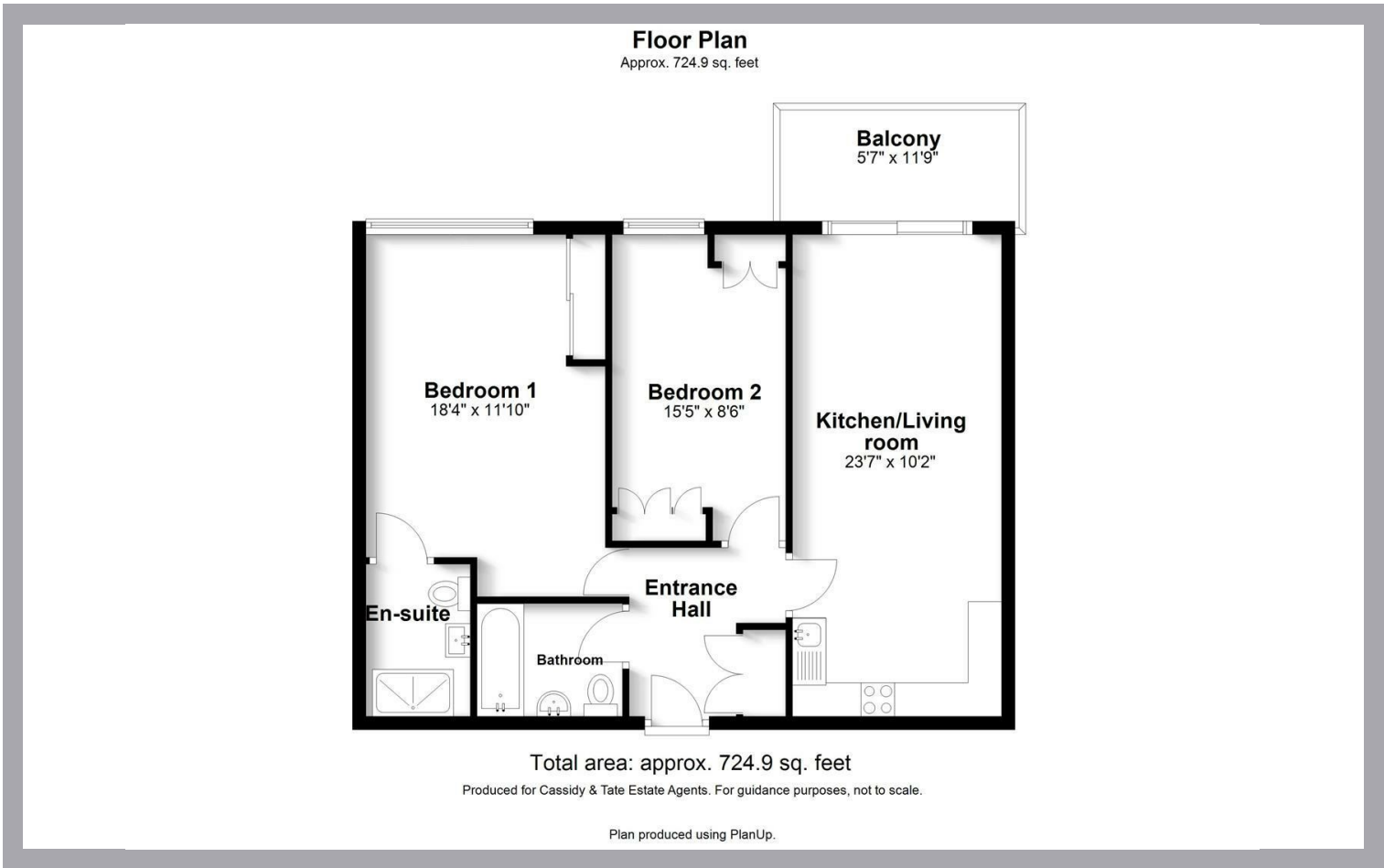


www.cassidyandtate.co.uk

HATFIELD ROAD
ST. ALBANS
AL1 3GQ

£2,000 Per Month

EPC Rating: B Council Tax Band: E



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

All The Ingredients Needed For A Fabulous Lifestyle

Situated within one of St Albans most sought after developments and located just moments from both the city centre and mainline train station is this beautifully presented two double bedroom, two bathroom apartment with private balcony, that provides spacious and well-presented accommodation throughout.

The apartment briefly comprises of an entrance hall, sizeable living and kitchen area leading on to the stylish balcony with views over the communal gardens, family bathroom, and two well proportioned double bedrooms. Both bedrooms have fitted wardrobes and integrated storage with the main bedroom benefitting from an en suite shower.

Externally the apartment is set within beautifully maintained communal grounds with the added benefit of a residents only on site Gym and an allocated parking space, whilst the block itself provides a secure entry phone system and a lift serving all floors.



Specialists in Bespoke Properties

- Two Double Bedrooms
- Modern Fitted Kitchen
- Family Bathroom
- Secure Allocated Parking
- One weeks holding fee based on the asking price £461.53
- Open plan Living area
- En Suite To The Main Bedroom
- Private Balcony
- On Site Gym
- Five weeks deposit based on the asking price £2307.65



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

