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ASHLEY ROAD  
ST ALBANS  
AL1 5JR

£1,350 PCM

EPC Rating: D Council Tax Band: B



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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

This beautifully presented apartment is ideally located in a highly sought-after area on the edge of the city centre, offering the perfect balance of convenience and lifestyle. Perfect for busy professionals and commuters, the property provides easy access to St Albans city centre, with its excellent selection of restaurants, cafés, and social spots, as well as both train stations, offering direct links to London in approximately 30 minutes. Designed with both style and practicality in mind, the apartment features high-quality finishes throughout, including oak internal doors, stylish work surfaces, branded appliances, and allocated parking, adding a touch of luxury to everyday living. Every detail has been carefully considered to create a home that is both functional and beautifully modern. Ashley Road is conveniently situated just off Camp Road and is only a short walk from the mainline train station. St Albans, a historic market town within the London commuter belt, is a highly desirable location for those working in London and surrounding areas. It offers the perfect escape from the pace of city life, with green open spaces, charming streets, and traditional country pubs all close by.



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## Specialists in Bespoke Properties

- One Double Bedroom
- Modern Bathroom
- Allocated Parking Space
- Close to Local Amenities
- One weeks holding fee based on the asking price £311.53
- Open Plan Kitchen/Lounge/Dinner
- Ground Floor Accommodation
- Modern Development
- Double Glazed Throughout
- Five weeks deposit based on the asking price £1557.69

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 64                      | 64        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

