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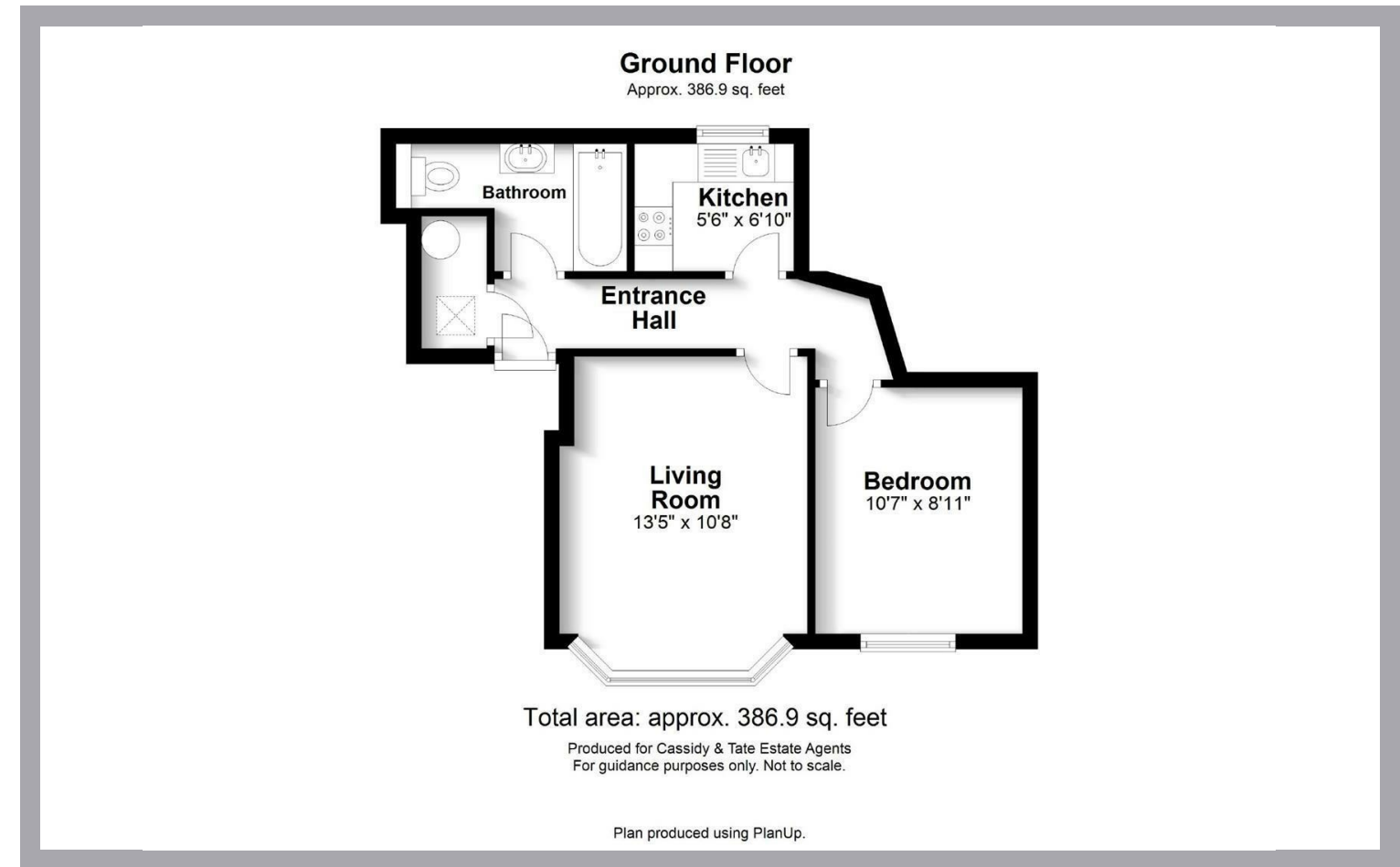
BEACONSFIELD ROAD

ST ALBANS

AL1 3RB

£1,300 PCM

EPC Rating: D Council Tax Band: C



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

Located just a stone's throw from the mainline railway station, this superb ground floor one-bedroom apartment is set within an attractive development just off Beaconsfield Road and within easy walking distance of the city centre.

Presented in excellent decorative order throughout, the property features a bright and airy living room with a bay window, a modern fitted kitchen with integrated appliances, a spacious double bedroom, and a luxury three-piece bathroom suite.

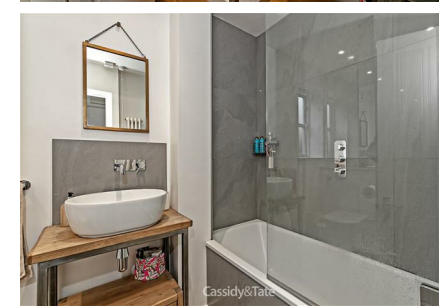
Further benefits include double glazing, an intercom entry system, allocated parking, and additional visitor parking.

St Albans city centre is only a short walk away and offers an extensive range of shopping and leisure facilities, along with a wide variety of restaurants serving cuisines from around the world and an excellent selection of cosmopolitan bars.



Specialists in Bespoke Properties

- Close to St Albans City Station
- Reception Room
- Modern Bathroom
- Council Tax Band: C
- One weeks holding fee based on the asking price £300
- One Double Bedroom
- Off Street Parking
- Kitchen
- Energy Performance Rating: D
- Five weeks deposit based on the asking price £1500



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 69 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

