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**Cassidy  
& Tate**  
Your Local Experts



Award Winning Agency

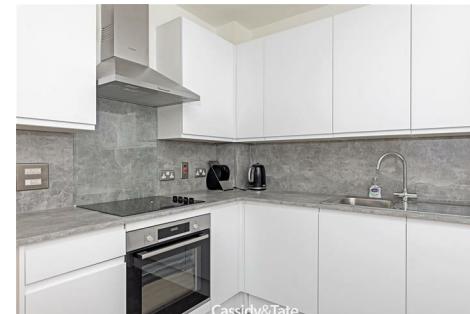


CENTURION COURT  
ST ALBANS  
AL1 5JN



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer to the market this two bedroom first floor apartment which offers good sized living accommodation and superbly located within walking distance of St. Albans mainline railway and the City centre. Internally, the property comprises of an entrance hall, an open plan living/dining/kitchen room, two well proportioned bedrooms with en suite and a bathroom. Further benefits include lifts to all floors, communal gardens and allocated underground parking. Centurion Court is conveniently located close to excellent amenities including a Morrisons supermarket, bakery, post office, hairdressers and barbers to name but a few. St. Albans city centre with its extensive shopping and leisure facilities remains only a short distance away.



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.



*Specialists in  
Bespoke Properties*

- Two Bedroom Apartment
- Underground Allocated Parking
- Modern Kitchen
- Unfurnished
- Five weeks deposit based on the asking price £1730.76
- Walking Distance To Station
- En Suite To Main Bedroom
- Integral Appliances
- One week holding fee based on the asking price £346.15

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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