

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



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www.cassidyandtate.co.uk

HOLYWELL HILL
ST. ALBANS
AL1 1BZ

£1,100 PCM

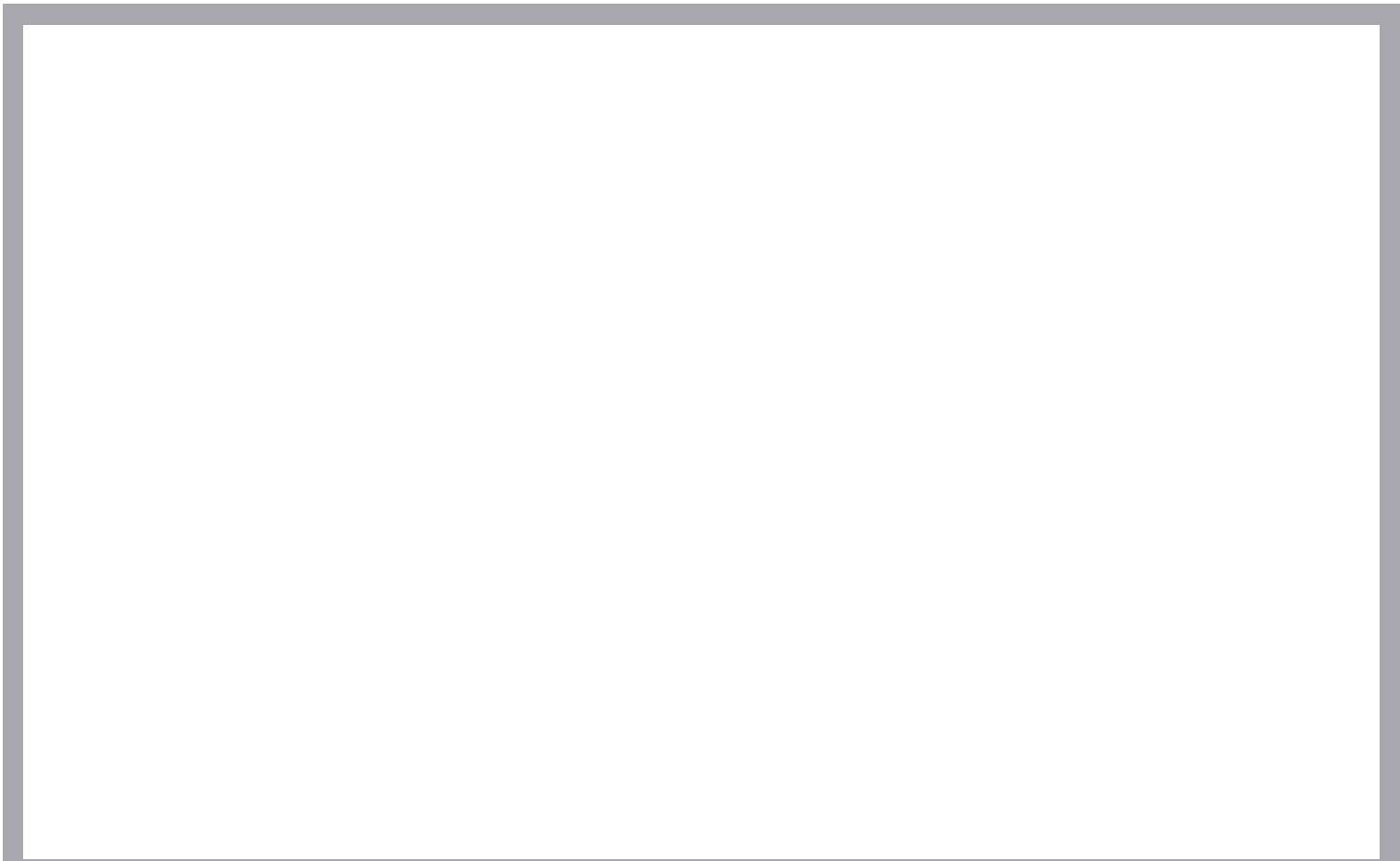
EPC Rating: D Council Tax Band: B



All The Ingredients Needed For A Fabulous Lifestyle

A well-presented two-bedroom second-floor apartment ideally situated in a prime city centre location at the top of Holywell Hill. The property offers two good-sized bedrooms, both benefiting from fitted wardrobes, a spacious open-plan lounge/kitchen/dining area providing excellent living and entertaining space, and a modern three-piece bathroom suite. Located just a short walk from the city centre, residents can enjoy a wide range of shopping and leisure facilities, along with an excellent selection of restaurants offering cuisine from around the world and a variety of vibrant bars and cafés. The mainline railway station is also within easy walking distance, providing direct access to London St Pancras, making this an ideal home for commuters and professionals alike.

** THIS PROPERTY DOES NOT COME WITH PARKING**
** THIS PROPERTY DOES NOT COME WITH A WASHING MACHINE OR FRIDGE**



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

- City Centre Location
- Open Plan living Space
- Two Bedrooms
- No Washing Machine
- One weeks holding fee based on the asking price £253.84
- Second Floor
- Three Piece Bathroom Suite
- No Parking
- No Fridge/Freezer
- Five weeks deposit based on the asking price £1269.20

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		
England & Wales	57	76
EU Directive 2002/91/EC		

