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Cassidy
&Tate
Your Local Experts



Award Winning Agency

VITA HOUSE
ST ALBANS
AL1 3GX

Guide Price £250,000

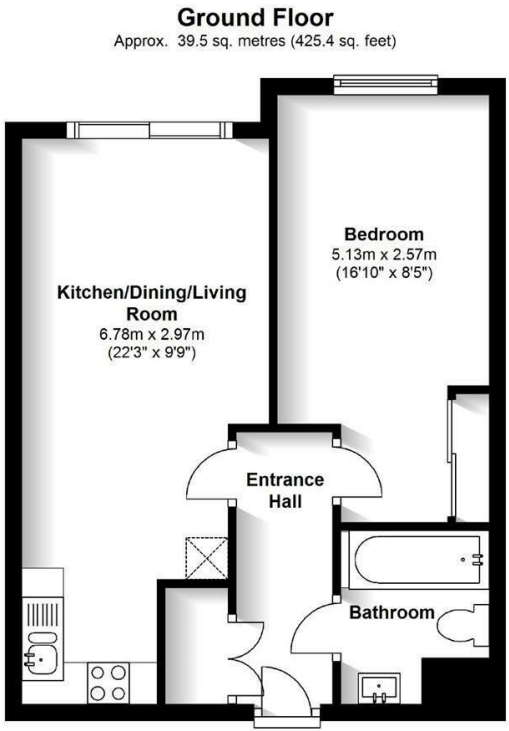
EPC Rating: C Council Tax Band: C

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All The Ingredients Needed For A Fabulous Lifestyle

A modern one bedroom apartment which is situated approximately five minutes walk from the mainline railway station, making it an ideal property for the commuter. High specification interior, stylish fittings and contemporary style combine to make a comfortable home with living accommodation to include a 22ft lounge/diner which has an open plan aspect to the kitchen and a decked balcony overlooking well maintained grounds. The kitchen is fitted with a range of white high gloss units and integrated appliances. Other features include a double bedroom and a modern bathroom. To the outside of the property are well maintained communal gardens and an allocated parking space. Vita House is not only conveniently located for the station, but is also within close proximity of St. Albans city centre with its lively leisure and shopping facilities.



Total area: approx. 39.5 sq. metres (425.4 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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

- Ground floor apartment
- Stylish decor
- Allocated parking space
- Modern development
- Decked balcony
- One double bedroom
- Easy access to Thameslink station
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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	

