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TOLLHOUSE POINT  
ST. ALBANS  
AL1 1NU

£1,800 PCM

EPC Rating: B Council Tax Band: E





# All The Ingredients Needed For A Fabulous Lifestyle

Ideally located for both St. Albans city centre and the mainline railway station with its fast trains into London, St. Pancras in under 30 minutes, is this fabulous two double bedroom, second floor apartment situated in a tastefully designed and prestigious development, which provides allocated underground parking and a lift to all floors. making this the ideal urban home for professionals and commuters alike. This well presented and spacious apartment is located on the second floor and boasts two double bedrooms. Accommodation comprises of communal hallway with lift to all floors, entrance hall way, well proportioned living room, fitted kitchen, two double bedrooms, main bedroom with en suite, family bathroom and one allocated underground parking space . Tollhouse Point is situated on the corner of Old London Road and London Road and is within easy distance of St Albans city centre with its extensive shopping and leisure facilities.



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

- Walking Distance to City Centre and Station
- Main Bedroom with Ensuite
- Secure Allocated Parking Space
- One weeks holding fee based on the asking price £415.38
- Two Double Bedrooms
- Lift to all floors
- Furnished
- Five weeks deposit based on the asking price £2076

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(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	

