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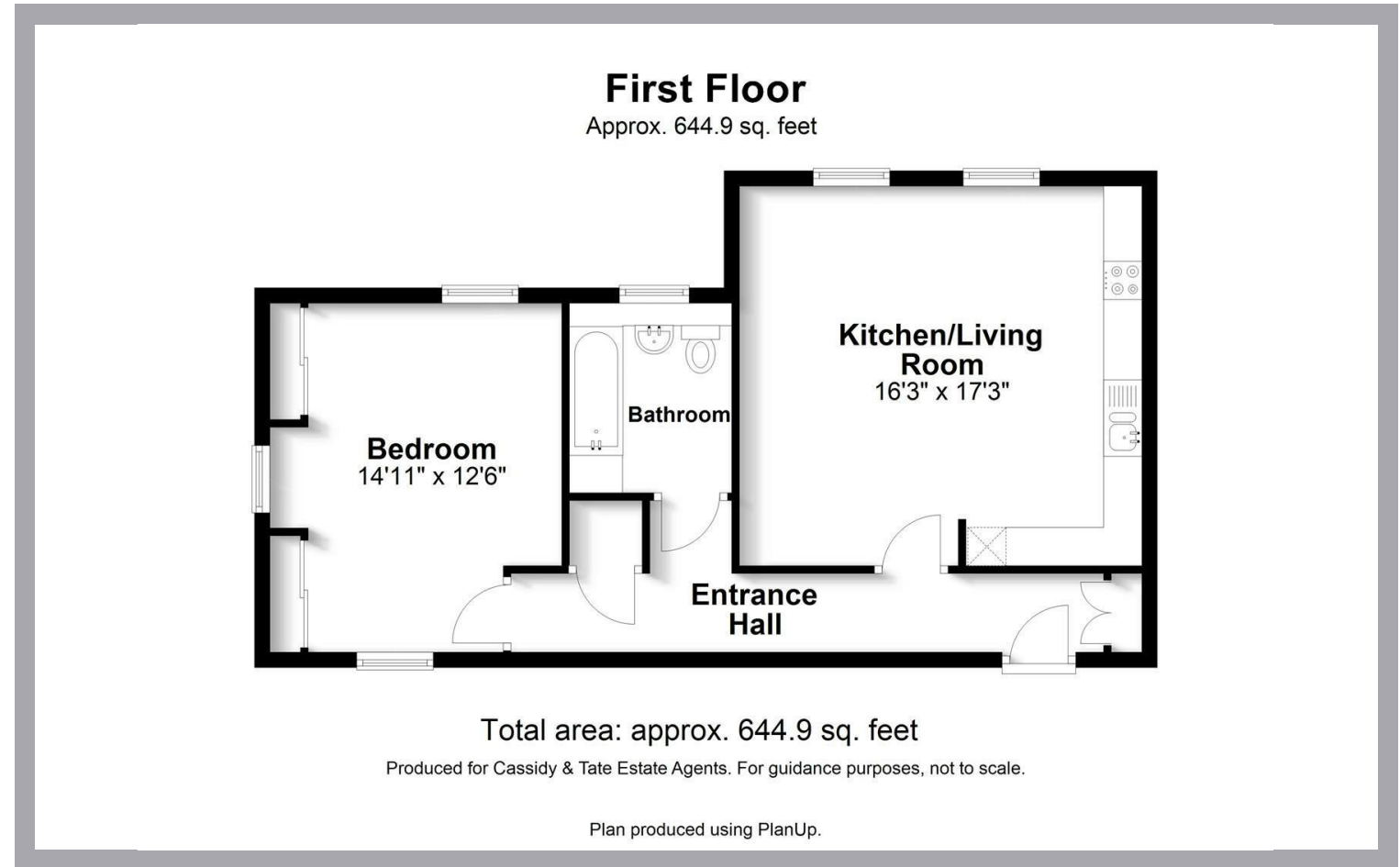
Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

PEGRUM DRIVE  
ST. ALBANS  
AL2 1FB





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

Positioned in the prestigious gated development of Napsbury Park surrounded by historic open parkland. Immaculate presentation is immediately apparent throughout this larger than average one double bedroom first floor apartment. A focus on generous interior proportions, stylish modern finishes with stunning views across rolling countryside. Boasting two allocated parking spaces. Pegrum Drive is suitably located for the motorway networks and the Colney Fields retail park. St.Albans city centre, with its varied shopping and leisure facilities is only a short distance away. This property also benefits from being offered for sale with no upper chain.



## Specialists in Bespoke Properties

- Two Allocated Parking Spaces
- First Floor
- Long Lease
- Stunning Countryside Views
- Larger Than Average One Bedroom
- Gated Development
- Modern Throughout
- Chain Free

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		
<b>England &amp; Wales</b>	82	82
EU Directive 2002/91/EC		

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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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