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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

VICTORIA STREET  
ST. ALBANS  
AL1 3TJ

Price Guide £375,000

EPC Rating: E Council Tax Band:





## All The Ingredients Needed For A Fabulous Lifestyle

Rare to the market, this brand new garden apartment is centrally and conveniently located for both the mainline station and City centre and offered for sale with no upper chain. The property benefits from its' own private entrance leading to a superb private rear garden, ideal for a home office and entertaining. The accommodation includes entrance hall with storage, new kitchen with built in appliances, double bedroom and stylish bathroom. The main open plan living area with feature Amtico flooring has direct access via French doors to a patio area with steps leading to a secluded rear garden. This stunning apartment has the benefit of a brand new 999 year lease. Victoria Street is well placed for the commuter. The mainline railway station has fast trains into London, St. Pancras in just 30 minutes. St. Albans city centre with its cosmopolitan bars, many restaurants with cuisines from around the world, plus shopping and leisure facilities are also very close by.



### Ground Floor

Approx. 410.9 sq. feet



Total area: approx. 410.9 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Garden Apartment
- One Bedroom
- Private Entrance
- Council Tax Band tba
- New Build
- High Specification
- New 999 Year Lease
- No Upper Chain

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	41	41
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



