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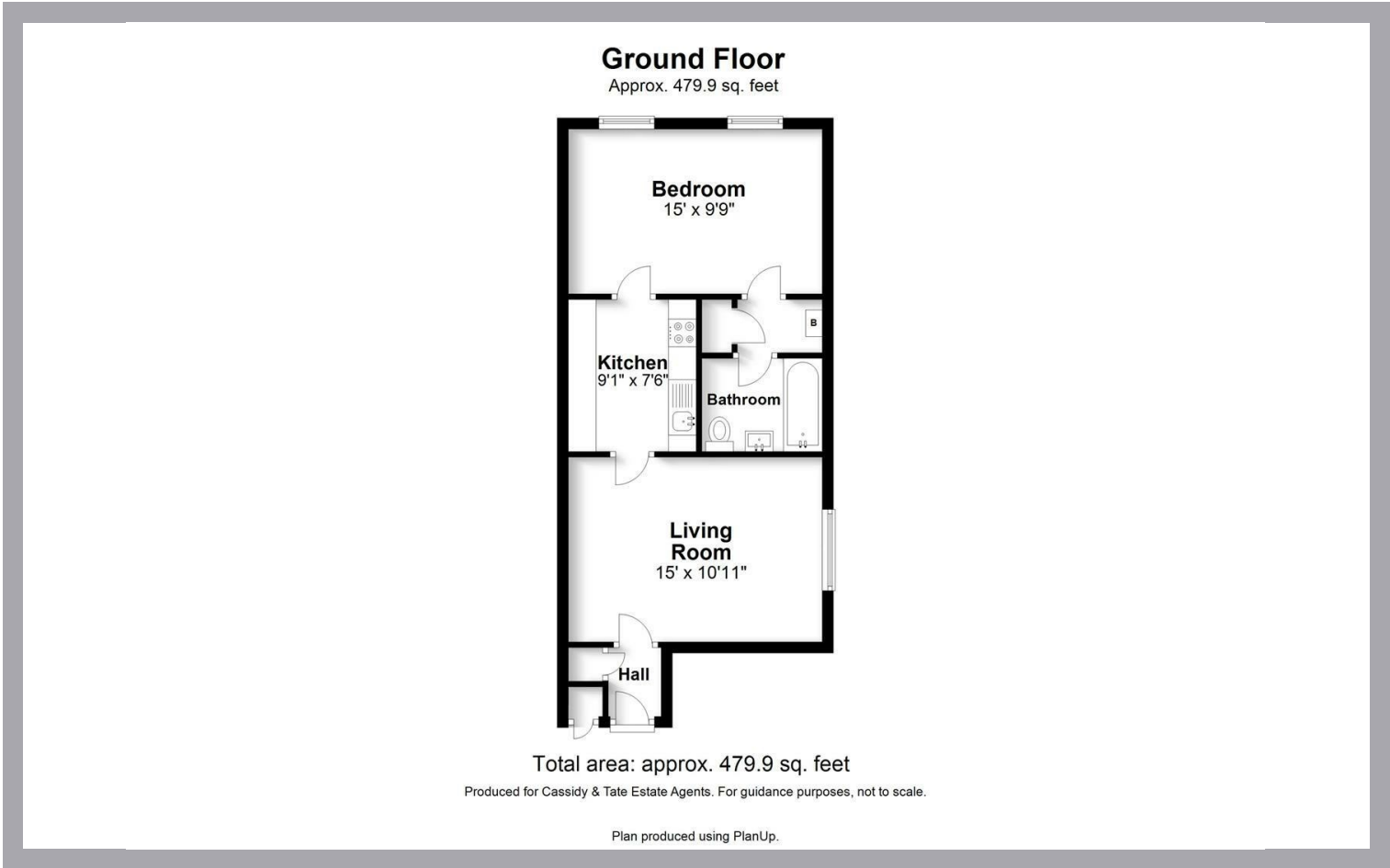
Award Winning Agency



www.cassidyandtate.co.uk

SOPWELL LANE
ST. ALBANS
ALI IRP

Guide Price £275,000



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

Situated in a desirable and sought after position is this one bedroom ground floor apartment, close to the Verulamium park, within walking distance of St Albans City Centre and the mainline railway station, and only a stone's throw away from vibrant bars and restaurant. Living spaces to include a living/dining room, fitted kitchen, one double bedroom and a bathroom suite. Outside, the property enjoys access to parking and communal grounds for the exclusive use of residents only. The property is offered chain free. * The property does require refurbishment*



Specialists in Bespoke Properties

- Chain Free
- One Bedroom
- Walking Distance To City Centre
- Ground Floor
- Close To City Station
- Residents Parking
- Requires Modernisation
- EPC Band C



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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	