



All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Albion Road, St. Albans - a charming location that could be the perfect setting for your new home! These delightful semi-detached houses are new build properties, offering a modern and fresh living space for you to enjoy. As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's plenty of space for a small family, guests, or even a home office. The properties boasts sleek bathrooms, adding a touch of luxury to your daily routine. Bosch integrated appliances to include dishwasher, washer dryer, fridge freezer, induction hob and oven. Under floor heating throughout downstairs plus carpet to be fitted to stairs and first floor of your choice of colour. Built in 2024, these brand new homes comes with a 10-year warranty, providing you with peace of mind and assurance in the quality of your new homes. Spanning 665 sq ft, these houses offers a comfortable living space that is both practical and stylish. Conveniently located within walking distance to the town and station, you'll have easy access to all the amenities and transport links you could need. Don't miss out on the opportunity to make this wonderful property your own. Contact us today to arrange a viewing and take the first step towards your new life in this beautiful home on Albion Road!

ALBION ROAD

ST. ALBANS

AL1 5DZ

Price Guide £535,000





Specialists in Bespoke Properties

- Brand New Homes
- 10 Year Warranty
- Solar Panels
- Walking To Station
- Bosch Appliances
- Close To Shops
- Landscaped Gardens
- Underfloor Heating

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	





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



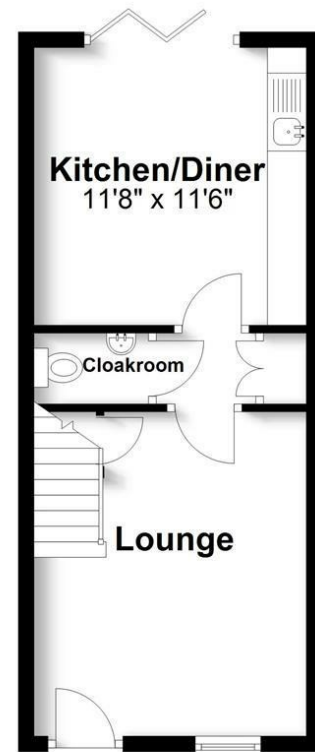
St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

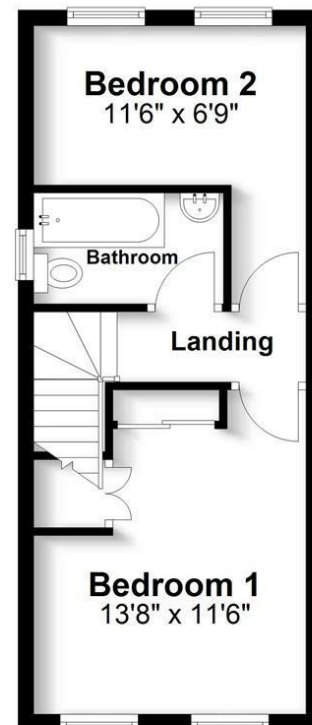
Ground Floor

Approx. 333.0 sq. feet



First Floor

Approx. 333.0 sq. feet



Total area: approx. 665.9 sq. feet

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

Plan produced using PlanUp.



Award Winning Agency

