



All The Ingredients Needed For A Fabulous Lifestyle

A prime location and a contemporary lifestyle best describes this two bedroom, ground floor luxury apartment set within a popular Oaklands development in the heart of St. Albans. Light, bright living accommodation is spacious and presented in a lovely decorative order throughout. Accommodation comprises of an entrance hall with security entry phone, a superb open plan living space which incorporates a lounge, dining area and a kitchen area fitted with stylish white wall and base units complimented by contrasting work tops. Further features include two double bedrooms, en-suite, a family sized bathroom, patio area, allocated parking and a residents only gymnasium. Fitzwilliam Court forms part of the exclusive Oaklands development which is ideally located within walking distance of outstanding primary schools, the mainline station, with regular trains into London St Pancras and the vibrant amenities in St Albans city centre; making this property the perfect home for the commuter or professional, or the ideal purchase for an investor.

ST. PETERS ROAD

ST. ALBANS

ALI 3GP

Guide Price £425,000





*Specialists in
Bespoke Properties*

- Chain Free
- Two Bedrooms
- Allocated Parking
- Residents Gym
- Patio Area
- Luxury Bathroom & En-Suite
- Close To City Station
- Video Entry Phone



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		
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Perfect Fusion of Location And Way of Living



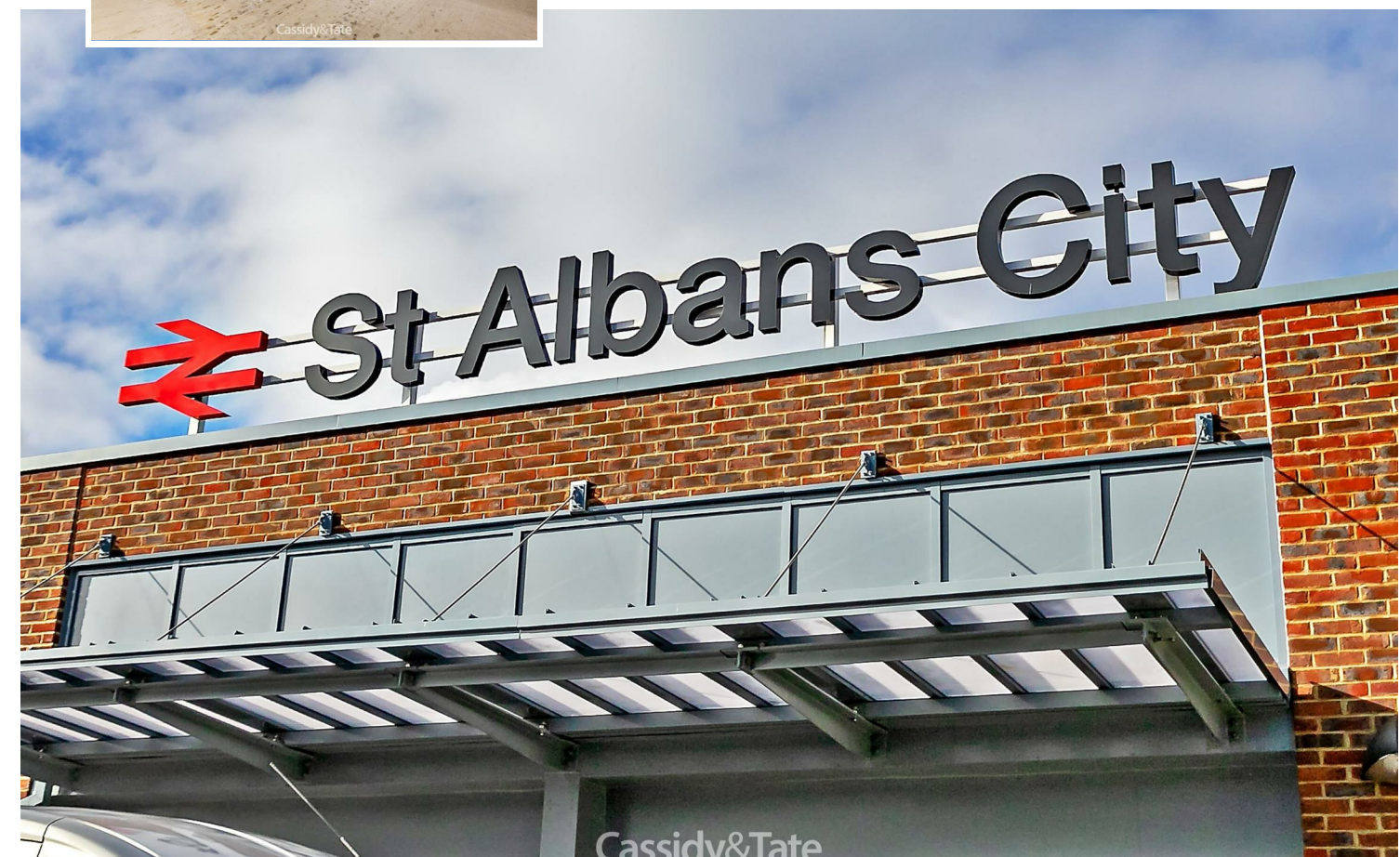
Why Cassidy & Tate

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



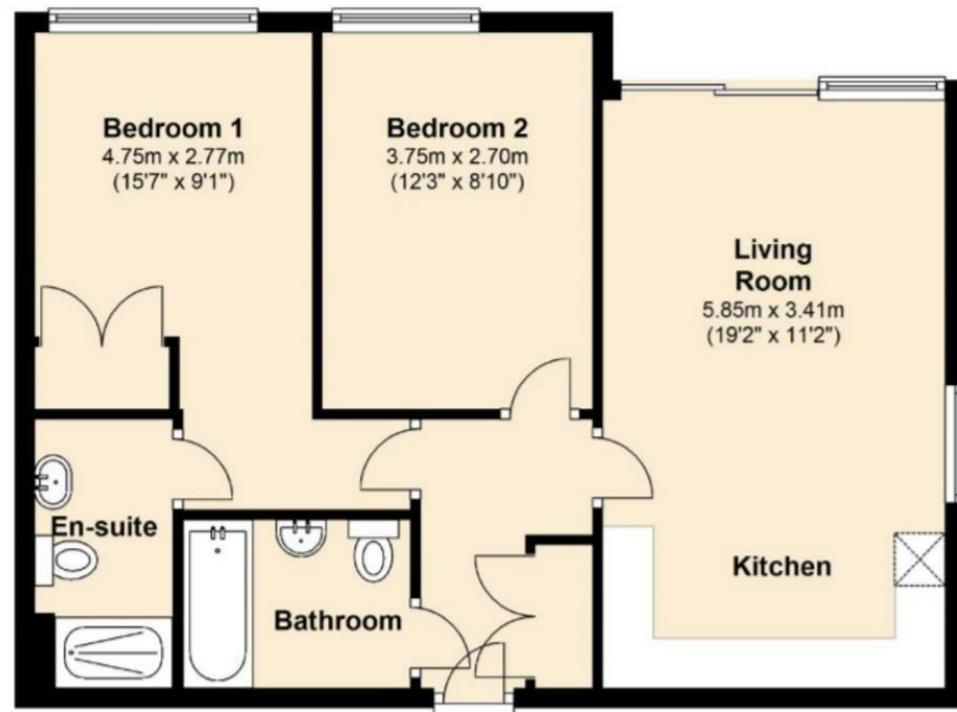
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Ground Floor

Approx. 56.8 sq. metres (611.3 sq. feet)



Total area: approx. 56.8 sq. metres (611.3 sq. feet)

1a Fitzwilliam Court, St Albans



Award Winning Agency



www.cassidyandtate.co.uk