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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LONDON ROAD
ST ALBANS
AL1 1LB

Offers In Excess Of £500,000

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented two double bedroom apartment arranged on the ground floor of a tastefully designed and prestigious development within the heart of St. Albans city centre. The interior of this property boasts a stylish and elegant ambience together with open plan and versatile living spaces. The living accommodation is bright and spacious and comprises of an open plan living area which incorporates the dining and kitchen areas. The living/dining room has double glazed patio doors that look out to the well tended communal gardens, and feature radiator. Wood flooring flows and connects with the luxurious fitted kitchen. Stylish modern wall and base units fitted in the kitchen are complimented beautifully by hi-gloss work top surfaces and splashback tiling. The primary bedroom enjoys the facilities of a fashionable en-suite whilst the elegant bathroom serves bedroom two. In addition to this, and unique to this individual apartment is a utility room with plumbing installed. Further benefits include an allocated secure underground parking space plus ample parking for visitors, a fitness gym for the exclusive use of residents only and video entry telephone system. Located towards the top end of London Road, Benedictine Place would make the ideal home for the commuter or professional as it is within walking distance of both the mainline railway station, linking St. Albans to London St Pancras and the vibrant shopping and leisure facilities of the city centre.



Total area: approx. 931.1 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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.

Perfect Fusion of Location And Way of Living



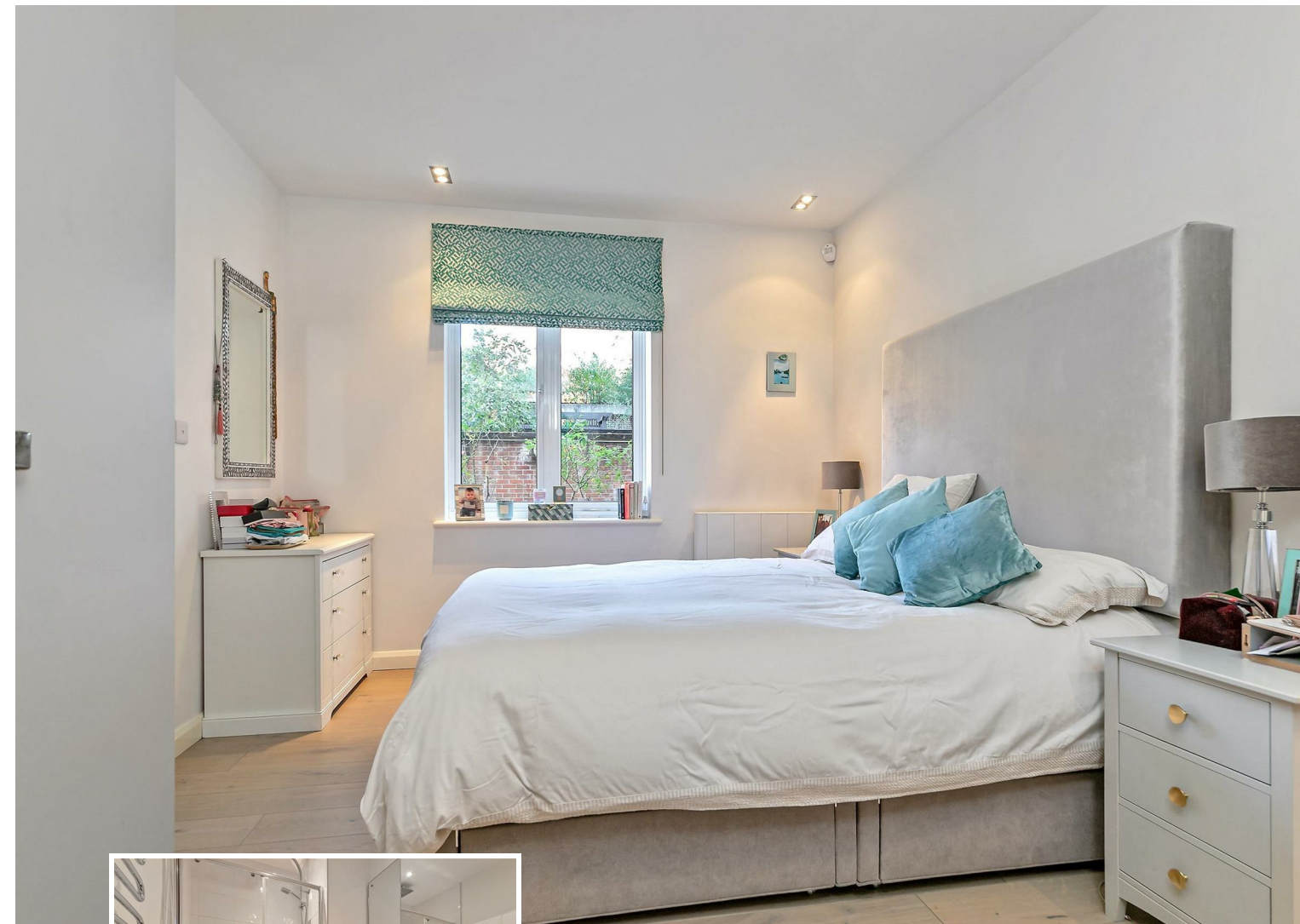
Why Cassidy & Tate

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

- Refurbished
- En-Suite
- Underground Parking
- Close to Station
- Two Double Bedrooms
- Ground Floor Apartment
- Fitness Suite
- Garden Access

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	78	78
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	1	1
EU Directive 2002/91/EC		

