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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

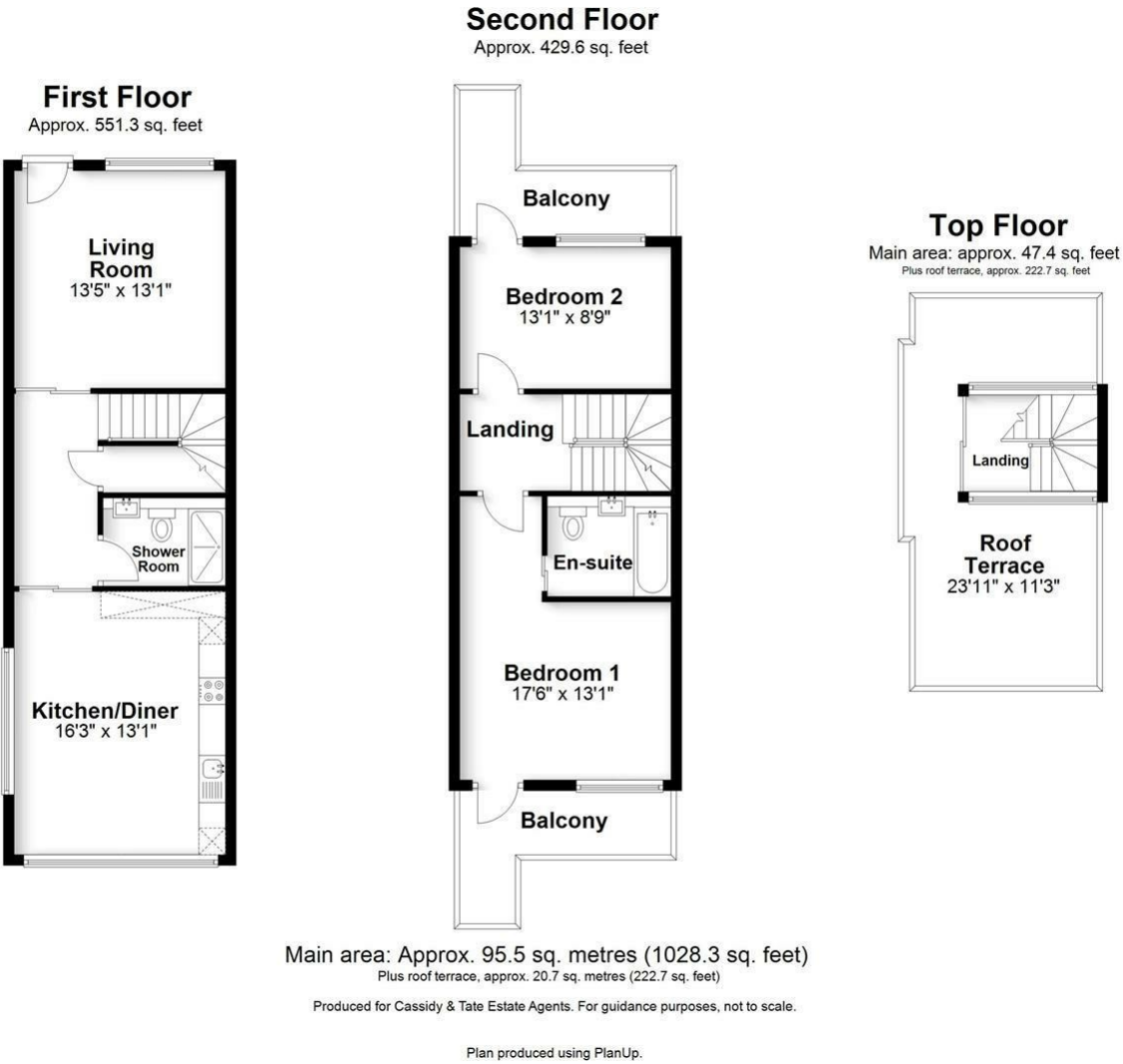
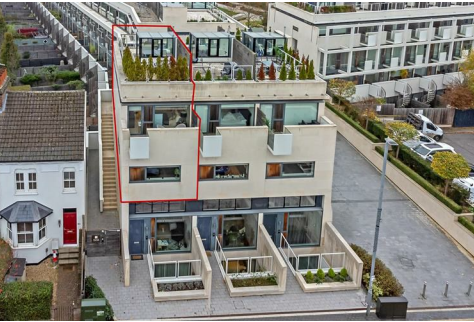
LONDON ROAD
ST. ALBANS
ALI ILR

Price Guide £765,000



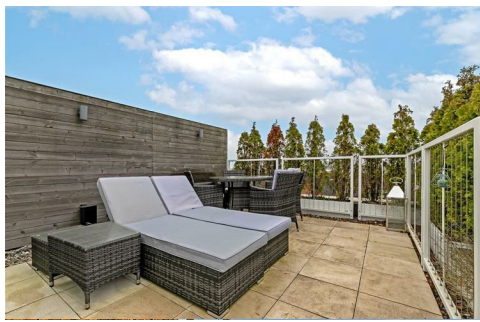
All The Ingredients Needed For A Fabulous Lifestyle

Nestled on London Road in the charming city of St. Albans, this exquisite apartment offers a perfect blend of modern living and convenience. Built in 2017, this new build property spans an impressive 1,028 square feet, providing ample space for comfortable living. The apartment features two generously sized double bedrooms, each accompanied by its own stylish bathroom, ensuring privacy and comfort for residents and guests alike. The open-plan reception room is designed to be both inviting and functional, making it an ideal space for relaxation or entertaining. One of the standout features of this property is the amazing rooftop balcony, which offers stunning views and a perfect spot for enjoying the fresh air or hosting gatherings. The modern development is equipped with underground private parking, adding an extra layer of convenience for those with vehicles. Location is key, and this apartment does not disappoint. Just a short five-minute walk will take you to both the train station and the vibrant city centre, where you can explore a variety of shops, restaurants, and cultural attractions. This property is perfect for those seeking a contemporary lifestyle in a prime location. With its modern amenities and proximity to essential services, it presents an excellent opportunity for both first-time buyers and investors alike. Don't miss the chance to make this stunning apartment your new home.



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



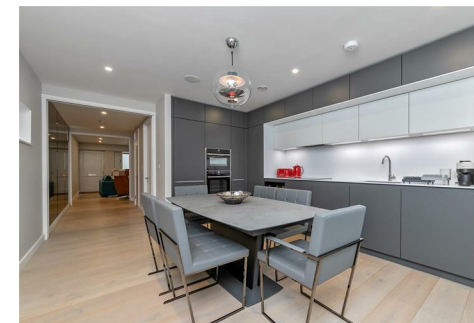
Why Cassidy & Tate

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

- Luxurious Gabriel Square
- Two Double Bedrooms
- Living Room
- Underground Parking
- Duplex Apartment
- Two Luxury Bathrooms
- Kitchen/Diner
- Amazing Balconies

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	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		
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