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PORTERS WOOD  
ST. ALBANS  
AL3 6DG

Price Guide £205,000

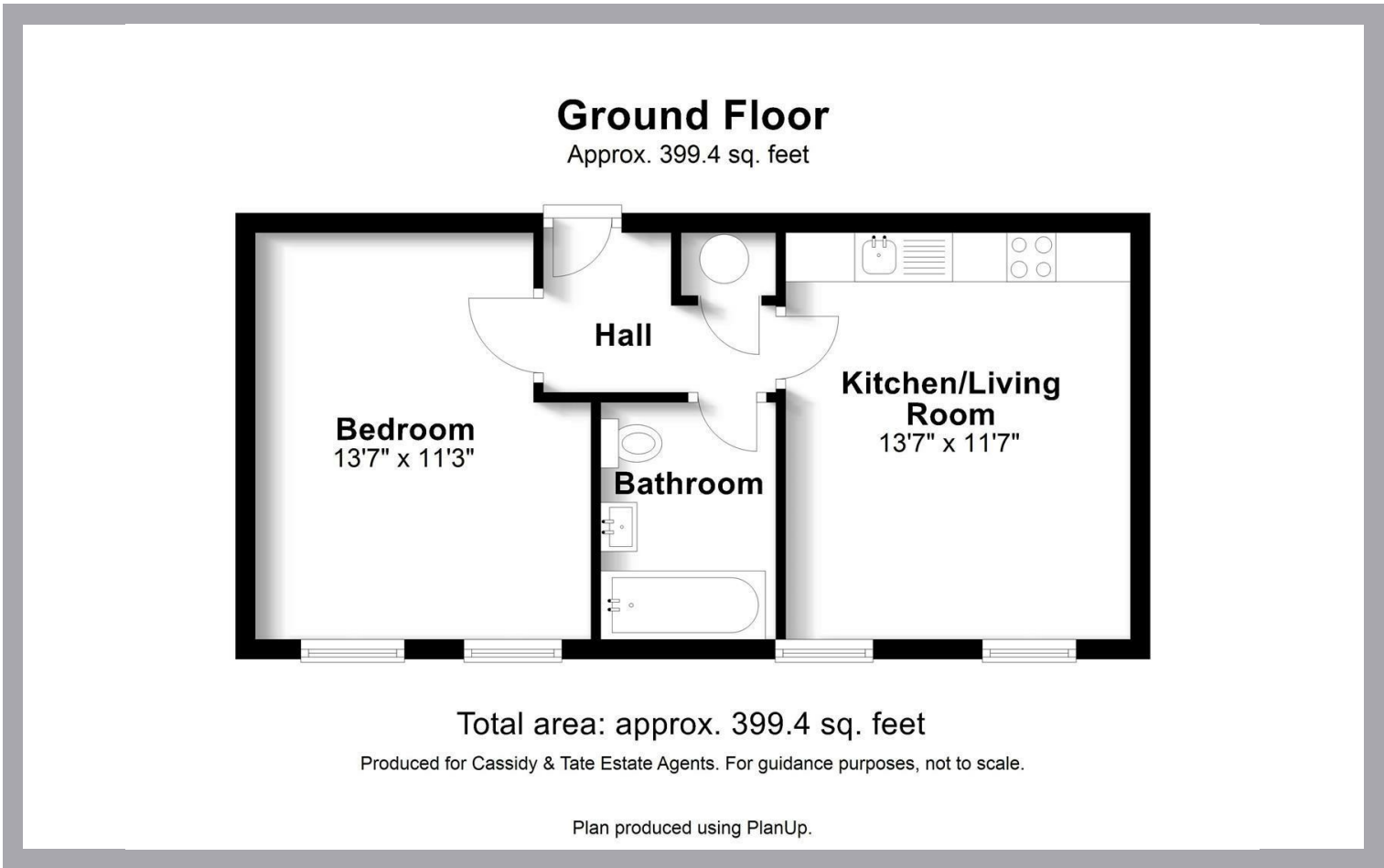
EPC Rating: C Council Tax Band: B





# All The Ingredients Needed For A Fabulous Lifestyle

Positioned in the well known area of Porters Wood, St. Albans, this charming one-bedroom ground floor apartment presents an excellent opportunity for first-time buyers or savvy investors. The property is situated within a modern building, offering a contemporary living experience that is both stylish and functional. Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The well-appointed bedroom offers a peaceful retreat, ensuring a restful night's sleep. The apartment also features a neatly designed bathroom, catering to all your essential needs. One of the standout features of this property is the allocated parking. Residents will appreciate the convenience of having their own designated space, making daily life that much easier. The apartment is ideally located close to local shops, providing easy access to everyday amenities. Whether you are looking to enjoy a leisurely stroll to the nearby cafes or need to pick up essentials, everything is within reach. This one-bedroom apartment is not only a perfect starter home but also a promising investment opportunity in a vibrant community. With its modern features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.



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.



## Specialists in Bespoke Properties

- One Bedroom
- Allocated Parking
- Close To Local Amenities
- EPC = C
- Modern Apartment
- Long Lease
- Council Tax B
- Leasehold

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	73	81
EU Directive 2002/91/EC		

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