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SERRA HOUSE  
ST ALBANS  
AL1 3FU

Guide Price £260,000



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# All The Ingredients Needed For A Fabulous Lifestyle

Offered for sale with no upper chain and positioned approximately a 5 minute walk from the mainline railway, this one double bedroom, ground floor apartment would make the ideal purchase for the commuter or a buy to let investor. The property sits within an attractive and popular modern development amongst well maintained communal grounds. Internally the property has been beautifully maintained and enjoys bright, comfortable living spaces to include an open plan kitchen/lounge, a 14ft bedroom and an elegant bathroom. The kitchen area is fitted with modern white gloss units and integrated appliances, whilst the living area enjoys a patio door with a Juliette style balcony. The modern bathroom is fitted with a stylish three piece white suite complete with chrome mixer fittings and complimentary tiling. Further features include a video entry system, double glazing and gas central heating. Serra House is not only conveniently located for the station, linking St. Albans to London, St Pancras but also for the extensive shopping and leisure facilities of the city centre. There is also parking available close by at the multi storey car park with annual yearly subscriptions.



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**Ground Floor**  
Approx. 40.1 sq. metres (432.0 sq. feet)

**Total area: approx. 40.1 sq. metres (432.0 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.



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## Specialists in Bespoke Properties

- Ground Floor Apartment
- Modern Interior Throughout
- No Allocated Parking
- Ideal For City Station
- One Double Bedroom
- Luxury Bathroom
- Feature 'Juliet' Balcony Doors
- Chain Free

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		76	77
		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			1
		EU Directive 2002/91/EC	