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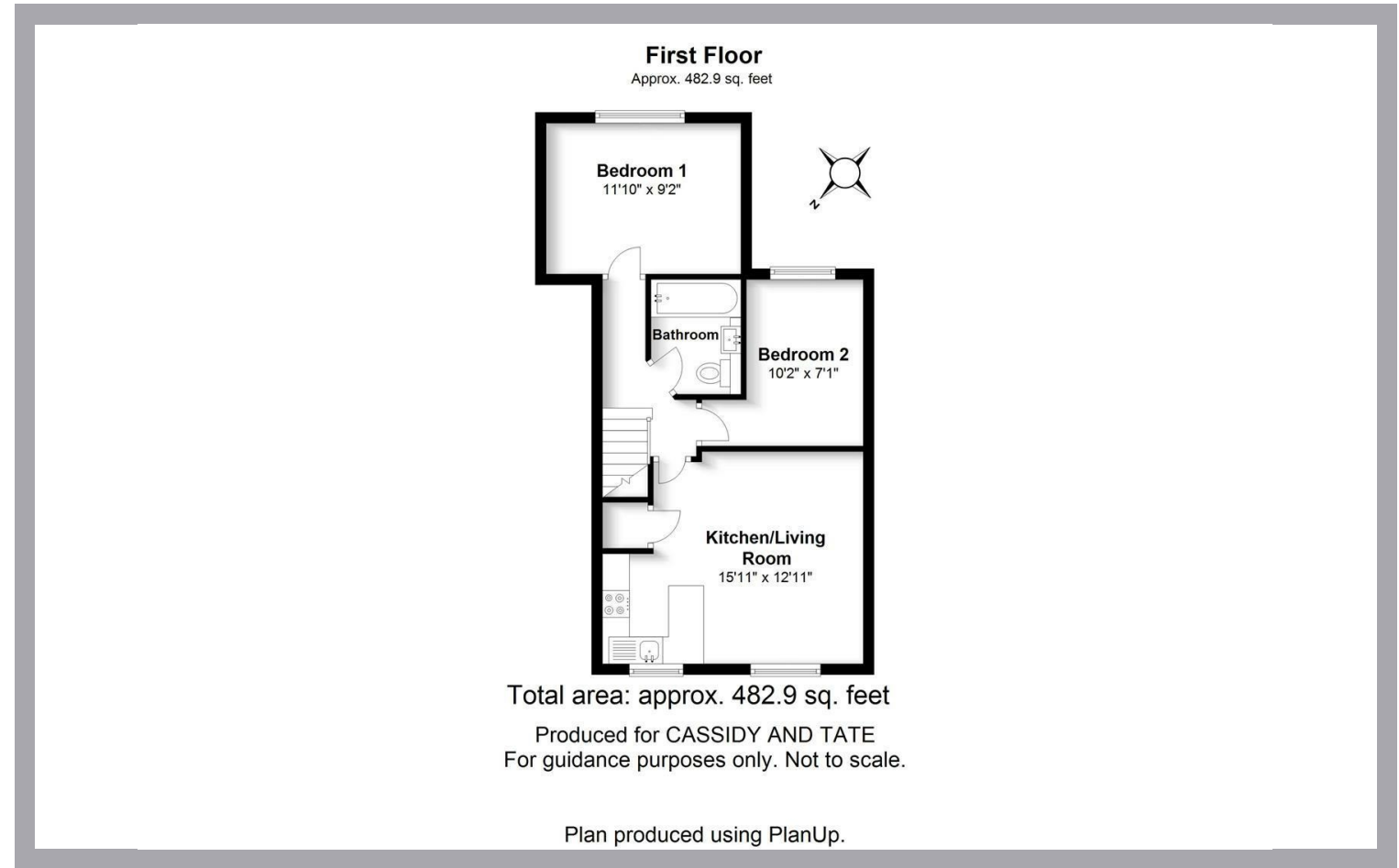
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Cassidy
&Tate
Your Local Experts



Award Winning Agency

DELLFIELD
ST ALBANS
AL1 5EZ



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.

All The Ingredients Needed For A Fabulous Lifestyle

A prime location and beautifully presented accommodation makes this two bedroom, first floor apartment an appealing property. The apartment is located near to St. Albans mainline railway station which links St. Albans to London, St. Pancras and close to the excellent amenities of the city centre. The property benefits from a communal entrance which is shared by only one other neighbour and features an open kitchen/living room, two good sized bedrooms and a family bathroom. Internally the apartment has been re-furnished using good quality fittings and fixtures and decorated with tasteful colour tones. The living areas are bright and well balanced. The kitchen area is fitted with white high gloss units, beautiful grey granite worktop surfaces and integrated appliances including a built in oven with a stylish hob and cooker hood over, a washer/dryer and a fridge. The bathroom comprises a stylish white bathroom suite including a bath with shower, sink with vanity unit and a concealed low w.c.



Specialists in Bespoke Properties

- Two Bedroom Apartment
- Under Floor Heating
- Walking To Station & Town
- Council Tax Band C
- 5 Weeks deposit based on the asking price £1615.38
- Located On First Floor
- Integrated White Goods
- Open Plan Lounge/Kitchen Area
- Holding fee based on the asking price £323.08

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		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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