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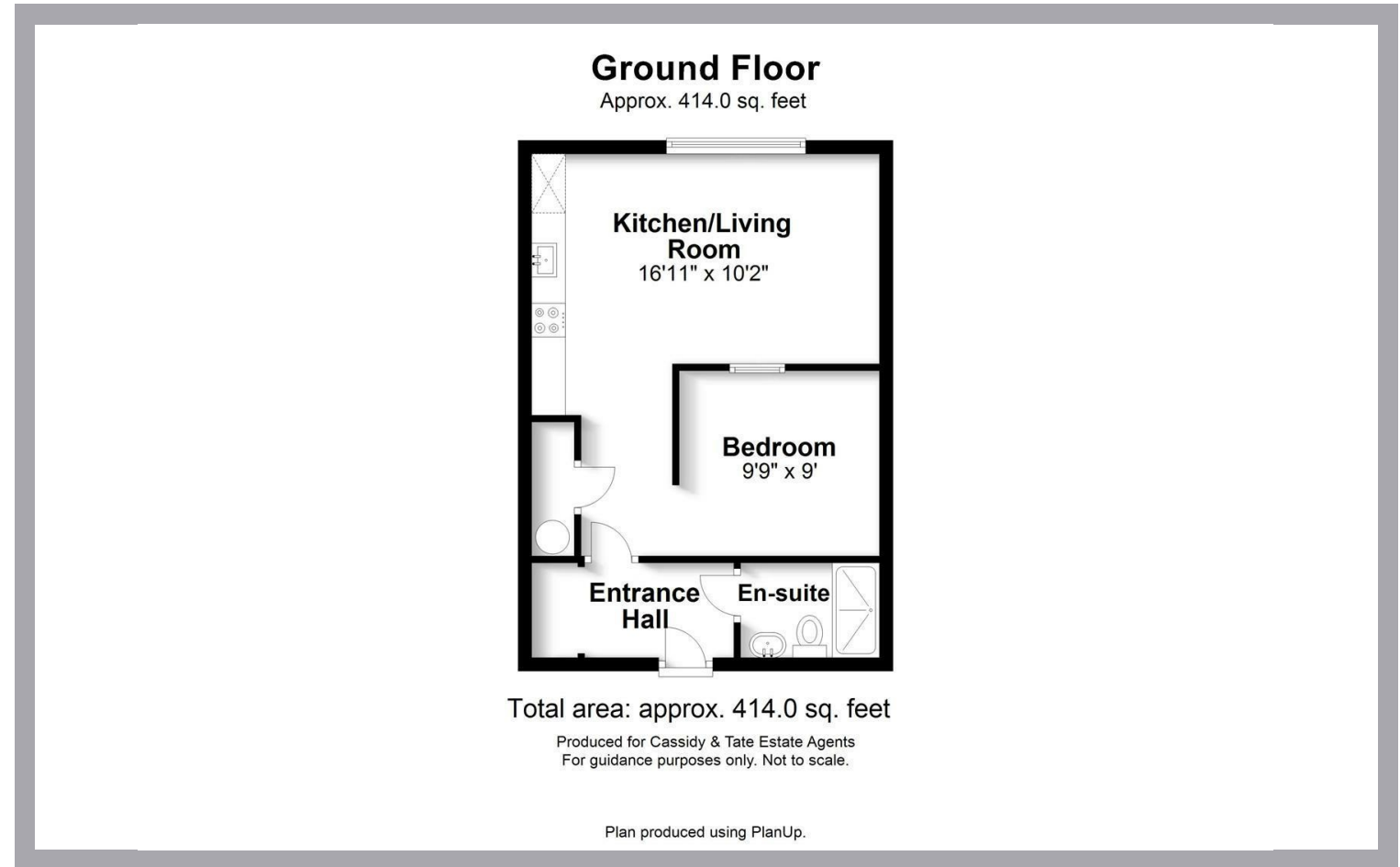
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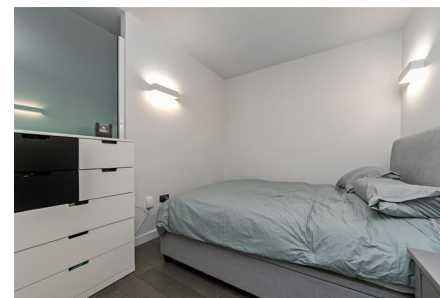


Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented ground floor apartment which is set in a popular development only a short distance from St Albans vibrant City Centre with its fantastic transport links and leisure facilities. You also have Verulamium lakes just down the road with lovely walks, stepped in history. You start in a grand communal entrance hall with lift and stairs to all floors. Once in the apartment there is a good size hallway which leads to a stunning kitchen/dining/living area.

The bedroom area is partially separated from the main living space and there is a modern shower room. Externally you have the added benefit of allocated underground parking.



## Specialists in Bespoke Properties

- Under Ground Gated Parking
- Ideal for Station
- Kitchen / Diner / Lounge
- Modern Throughout
- 5 weeks deposit based on the asking price £1615.38
- Close To Central St Albans
- Separate Bedroom
- Lifts To Underground Parking
- 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			
		76	77
England & Wales		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			
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