

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
& Tate  
Your Local Experts



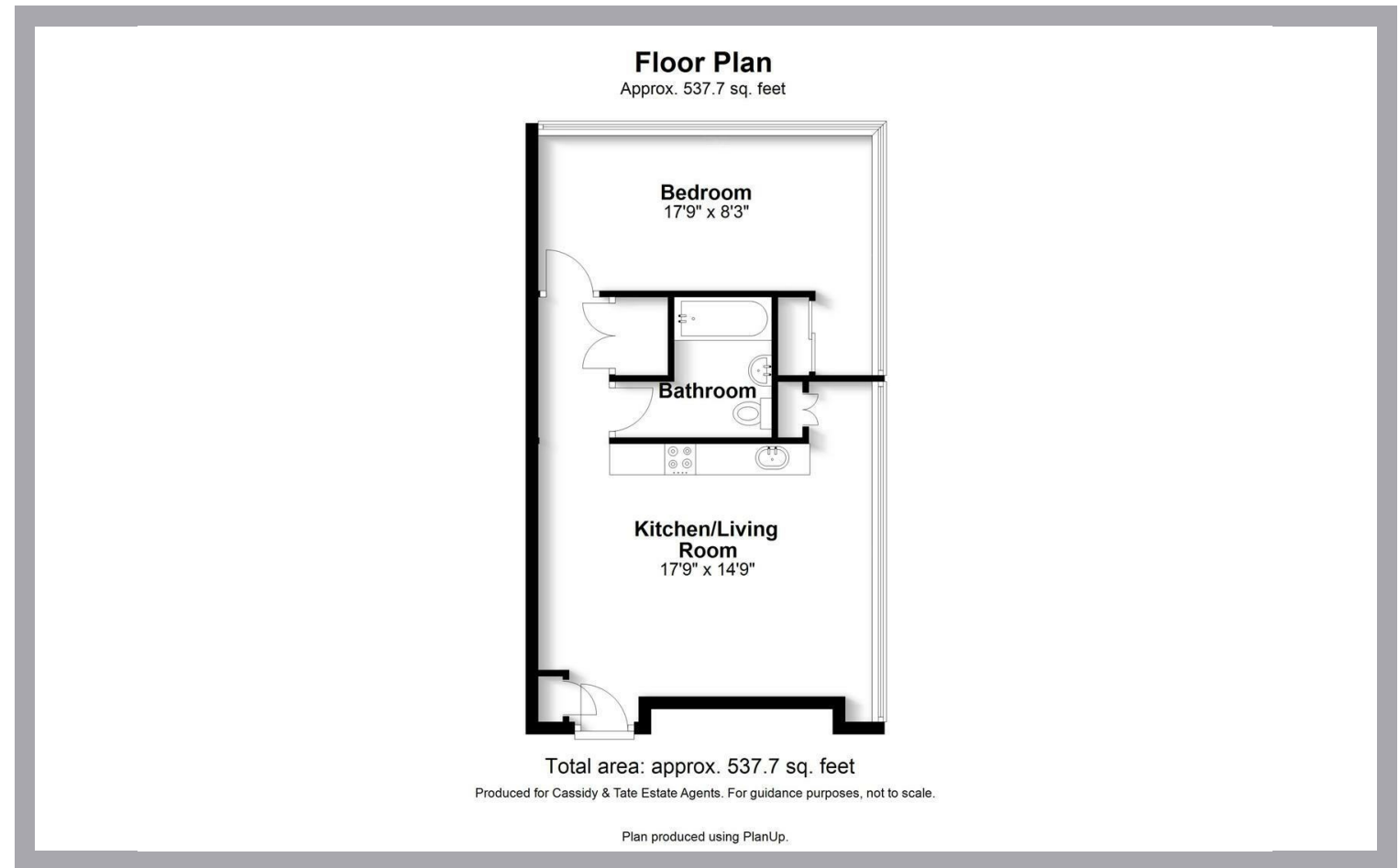
Award Winning Agency

NEWSOM PLACE

ST. ALBANS

AL1 3GJ

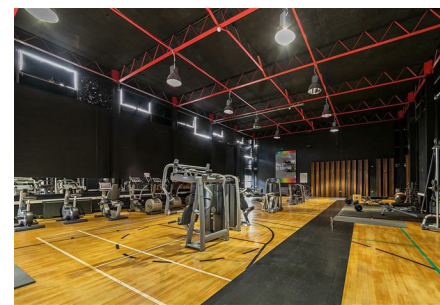




Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any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

# All The Ingredients Needed For A Fabulous Lifestyle

A stylish one bedroom ground floor luxury apartment forming part of a contemporary parkland development situated in the heart of St. Albans, within walking distance of the mainline railway station and the excellent shopping and leisure facilities of the city centre. This impressive apartment has a modern feel with a tasteful decor and due to large windows is filled with natural daylight. Entry into the apartment is via a communal hallway and accommodation comprises of an entrance with security entry telephone, a fabulous open plan living space including a sleek fitted kitchen with integrated appliances, double bedroom, and a luxury bathroom. The property further boasts underground allocated parking, exclusive private gym membership, and well tended communal gardens. Martin Court is located on the edge of this popular development, under half a mile to walk to the Thameslink station where fast trains into London, St. Pancras take just under 20 minutes. St. Albans's vibrant centre is full of cosmopolitan bars, eateries catering for cuisines from all over the world, and shopping and leisure activities in abundance.



## Specialists in Bespoke Properties

- Open Plan Living Space
- Modern bathroom suite
- on site Private Gym
- Council Tax Band D
- Deposit based on the asking price £1 673.08
- One double bedroom
- Allocated parking space
- Central Location
- Holding fee based on the asking price £334.62

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			
		72	82
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			
England & Wales		EU Directive 2002/91/EC	

