Cassidy &Tate
Your Local Experts

Award Winning Agency

GRANGE STREET

ST. ALBANS

AL3 5ND

£1,250 PCM

Ground Floor
Approx. 421.3 sq. feet

Bedroom 1
11'3" x 9'3"

Bedroom 2
9'3" x 8'5"

Bathroom

Kitchen/Living Room
16'8" x 11'10"

Total area: approx. 421.3 sq. feet

Produced for Cassidy & Tate Estate Agents
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.
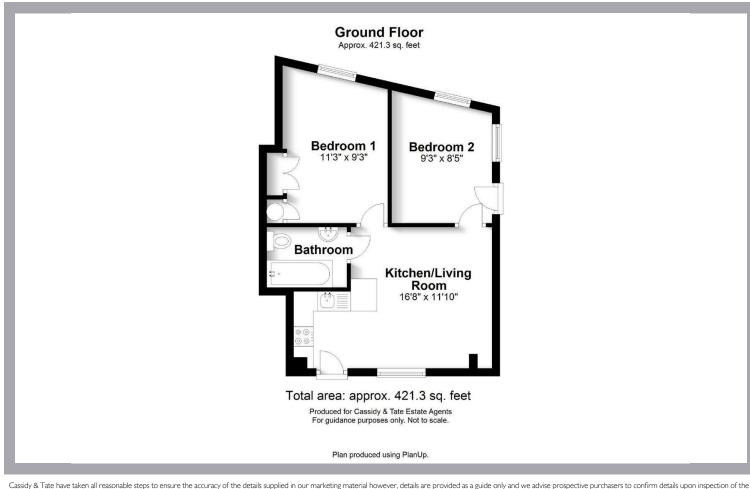
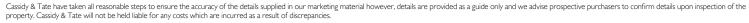# All The Ingredients Needed For A Fabulous Lifestyle

A two bedroom apartment situated in a great location, just a stroll from the excellent cosmopolitan bars, many restaurants offering cuisines from all over the world, shopping and leisure facilities that St. Albans city centre has to offer. The mainline railway station linking St Albans to London, St Pancras in just under 30 minutes, is also within walking distance. The apartment comprises of an open plan living/dining room with kitchen area with wall and base units, two bedroom's, one leading to outside private space, and a bathroom. St Albans is an historic market town and a much sought after location within the London commuter belt. Shopping offers a fine blend of many independent boutiques mixed with High Street stores. St. Albans enjoys a wide range of leisure activites and benefits from lots of open space and parkland. Ideally positioned for road links to include M1, M25, A1 and within easy distance of London Heathrow, London Luton and Stansted Airports.
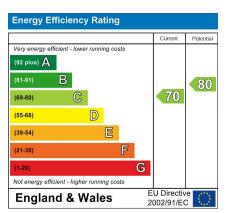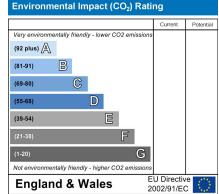
Specialists in Bespoke Properties

- Open plan living area
- Two bedrooms
- White bathroom suite
- Council tax band C
- Deposit based on the asking price £1442.31

- Fitted kitchen
- Private outside space
- Walking distance to city centre and Thameslink station
- Week holding fee based on the asking price £288.46

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC