

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

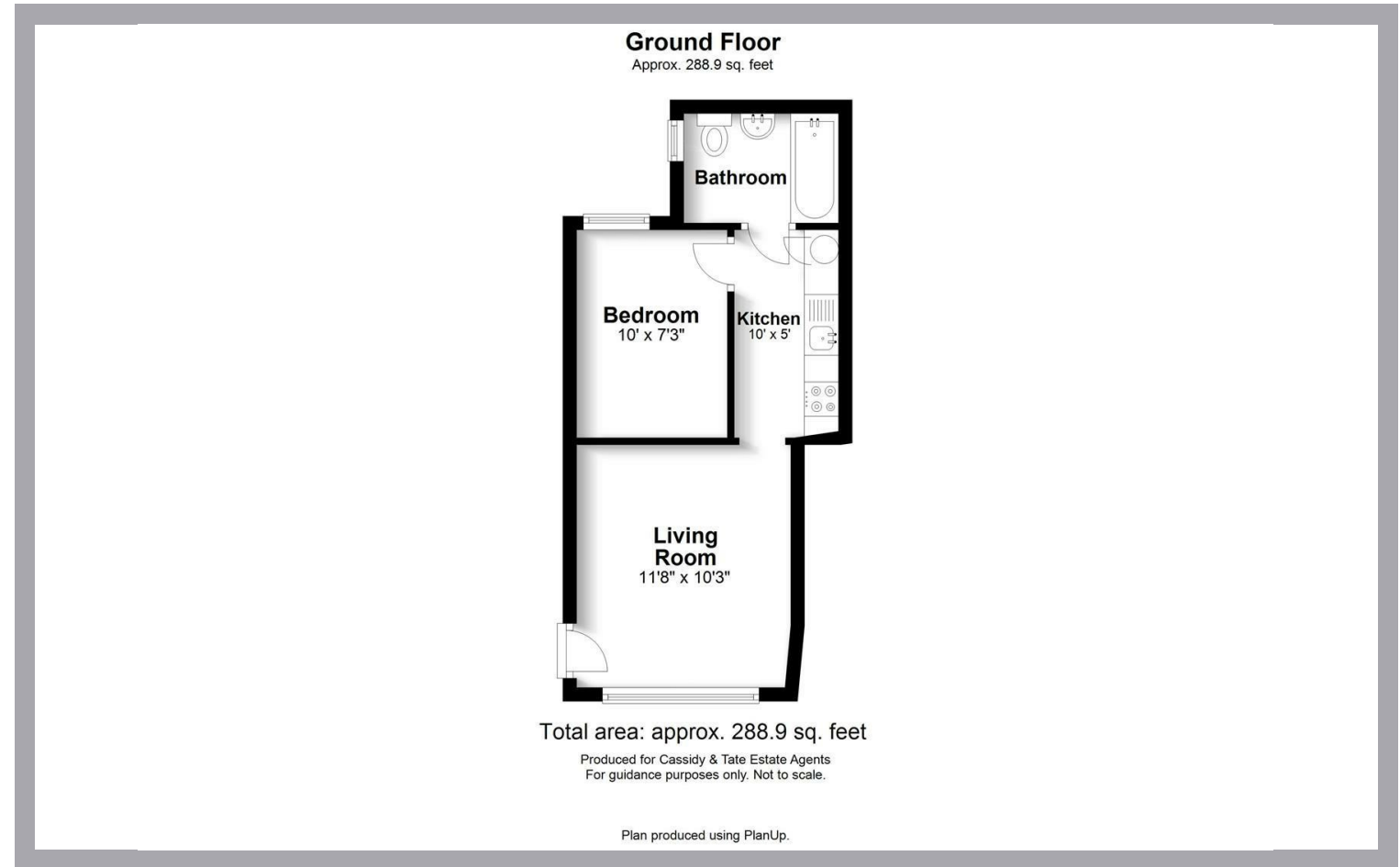
Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

VERULAM ROAD  
ST ALBANS  
AL3 4DG





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 one bedroom ground floor flat set within a character home, positioned in the heart of the old conservation area of St. Albans. The property comprises a lounge/dining room that is open to the kitchen, a bathroom, and a double bedroom. Verulam Road is a prestigious location, just a short walk to St. Albans vibrant city centre with its many shops and excellent amenities. St Albans is a 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 activities and benefits from lots of open space and parkland. Ideally positioned for road links to include M11, M25, and A1 and within easy distance of London Heathrow, London Luton, and Stansted Airports. Fast trains take just 18 minutes from St Albans City station to London St Pancras.

**\*\*PLEASE NOTE THIS PROPERTY DOES NOT HAVE A WASHING MACHINE\*\***



## Specialists in Bespoke Properties

- Ground Floor Accommodation
- City Centre Location
- Bathroom
- Energy Performance Rating: D
- Deposit based on the asking price £980.76
- One Bedroom Flat
- Kitchen
- No washing machine
- Weeks holding fee based on the asking price £196.15

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

