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ST. ALBANS  
ALI IPB

£1,250 Per Calendar Month



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 fully furnished one double bedroom ground floor maisonette located within the heart of St Albans city centre and moments away from the mainline railway station. The property offers a large double bedroom, white bathroom, modern kitchen, and a bright and airy living room that leads on to the private rear garden. Available initially for a 6 month tenancy.



## Specialists in Bespoke Properties

- Fully furnished
- Shower room
- Bright living room
- City centre location
- Five weeks deposit based on the asking price £1442
- One Double Bedroom
- Kitchen
- Private Garden
- One weeks holding fee based on the asking price £288
- 6 Month tenancy



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		
	67	77
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC