Cassidy &Tate
Your Local Experts

Award Winning Agency

HATFIELD ROAD

ST ALBANS

AL4 0DU

£1,950 Per Month

EPC Rating: C   Council Tax Band: New Build

Lower Ground Floor
Approx. 611.5 sq. feet

Terrace

Bedroom 1
12'11" x 9'2"

Bedroom 2
15'7" x 7'3"

Bathroom

En-suite

Kitchen/Living Room
19'9" x 12'8"

Terrace

Total area: approx. 611.5 sq. feet

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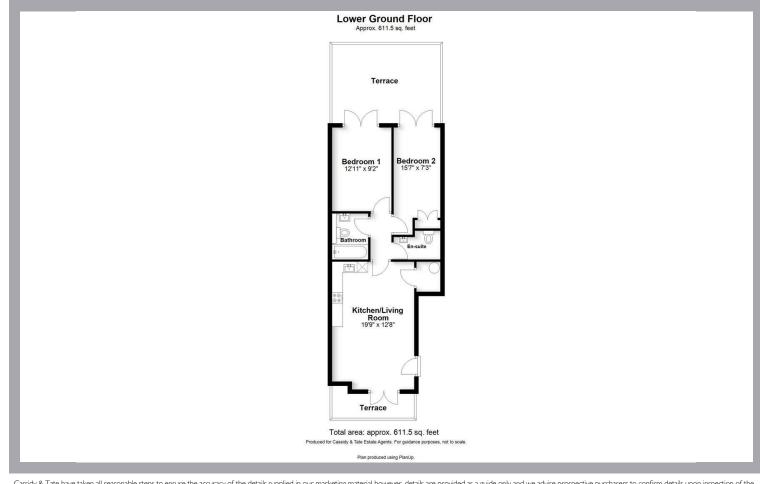
All The Ingredients Needed For A Fabulous Lifestyle

A Brand New Development of 8 Luxury apartments. The apartment boast's an open living space, stunning fitted kitchen with integrated appliances, two bedrooms with the main bedroom complimented by an en suite and fitted wardrobes, and a further stylish bathroom. This lower ground apartment has the further added bonus of two private terraces, and an allocated parking space.

Located on Hatfield rd, just a short walk from local amenities, and two amazing local schools - Oakwood JMI and Beaumont secondary school.

St. Albans is renowned for its rich history and vibrant community, offering a plethora of amenities, including shops, restaurants, and parks, all within easy reach. The location also benefits from excellent transport links, making it an ideal base for commuters.
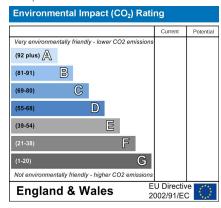
Specialists in Bespoke Properties

- Brand New Apartment
- Two Private Terraces
- En suite to the Main Bedroom
- Private Allocated Parking
- One weeks holding fee based on the asking price £484.61

- Lower Ground Floor
- Open plan Living
- Fitted Wardrobes to the Main Bedroom
- Fantastic Location
- Five weeks deposit based on the asking price £2423.07

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	77	77

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