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### Award Winning Agency



ST. ALBANS AL4 ODU

£2,000 Per Month

EPC Rating: B Council Tax Band: New Build

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# 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 a further stylish bathroom. This first floor apartment has the further added bonus of 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.





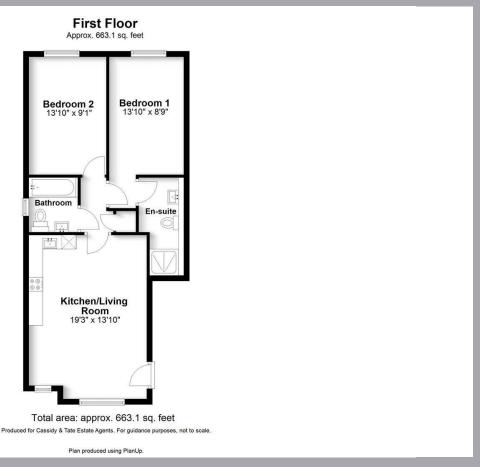












Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any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



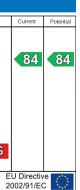
- Brand New Apartment
- Open Plan Living
- Seperate Bathroom
- Fantastic Location
- Five weeks deposit based on the asking price £2307.69

Energy Efficiency Rating	
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)	(
Not energy efficient - higher running costs	
England & Wales	

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Specialists in Bespoke Properties

- First Floor
- En suite
- Private Allocated Parking
- One weeks holding fee based on the asking price £461.53



## vironmental Impact (CO<sub>2</sub>) Rating (92 plus) 🛕 EU Directive 2002/91/EC **England & Wales**

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