

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

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



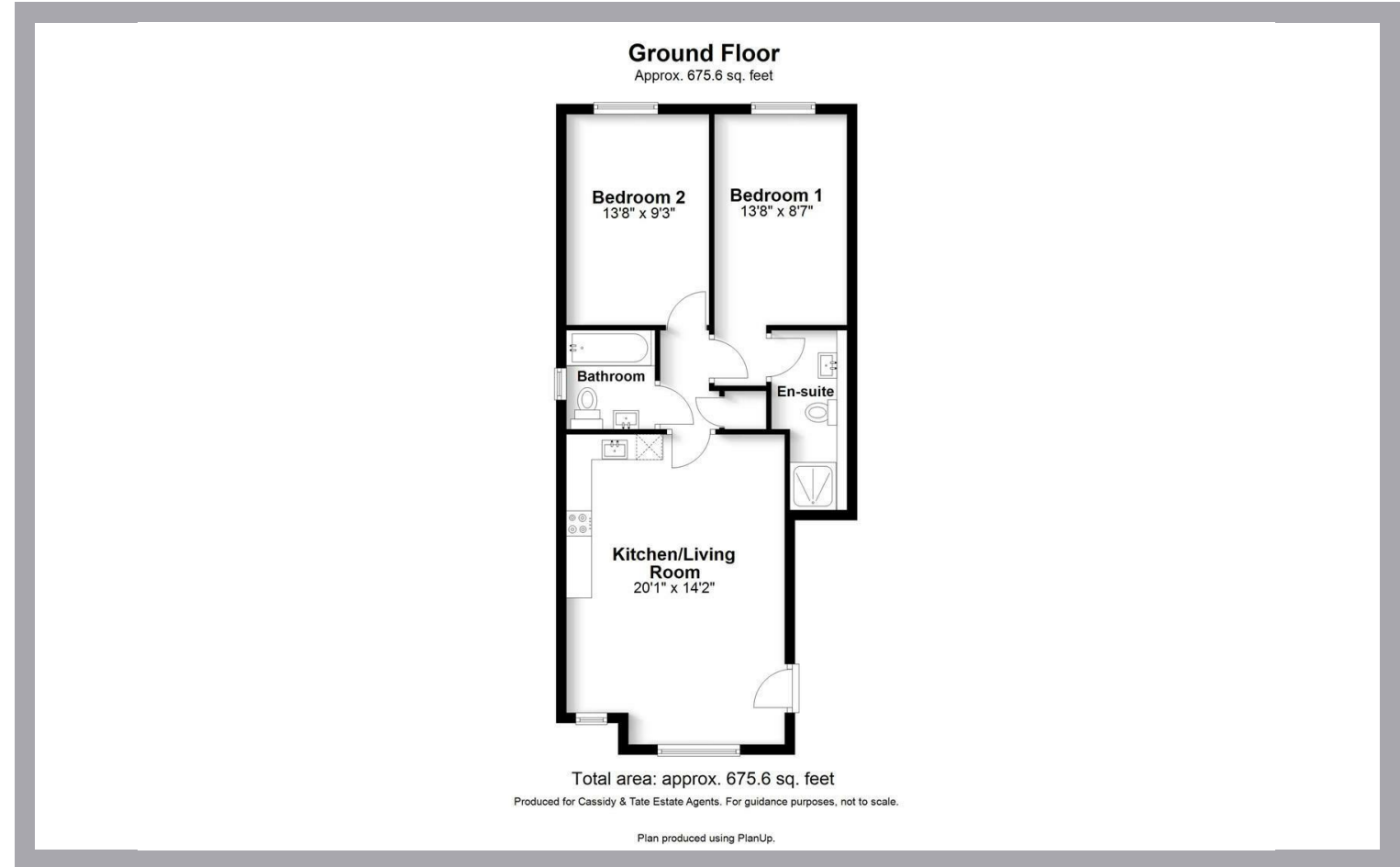
[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

HATFIELD ROAD  
ST. ALBANS  
AL4 0DU

£2,200 Per Month

EPC Rating: B Council Tax Band: New Build





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 a further stylish bathroom. This ground 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.



## Specialists in Bespoke Properties

- Brand New Apartment
- Open Plan Living
- Separate Bathroom
- Fantastic Location
- Five weeks deposit based on the asking price £2538.46
- Ground Floor
- En suite
- Private allocated Parking
- One weeks holdig fee based on the asking price £507.69



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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	