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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGH STREET  
ST. ALBANS  
AL3 4EL

£1,750

EPC Rating: Council Tax Band: New Build





## All The Ingredients Needed For A Fabulous Lifestyle

A stunning brand new Grade 2 Listed double bedroom apartment located in the heart of St Albans city centre, and just a short walk from St Albans Thameslink station.

This beautiful apartment has been finished to a high standard, that includes a brand new bathroom, open plan kitchen/living room with views over to the clock tower, and a double bedroom.

The apartment is situated above a shop on The High Street where you will find the extensive shopping and leisure facilities of the city centre on your doorstep. St. Albans is a vibrant City combining cosmopolitan bars with age old inns. High Street shops with quaint boutiques and an exceptional range of eateries inspired by fine cuisine from all over the world.



## Second Floor

Approx. 488.5 sq. feet



Total area: approx. 488.5 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.



# Perfect Fusion of Location And Way of Living



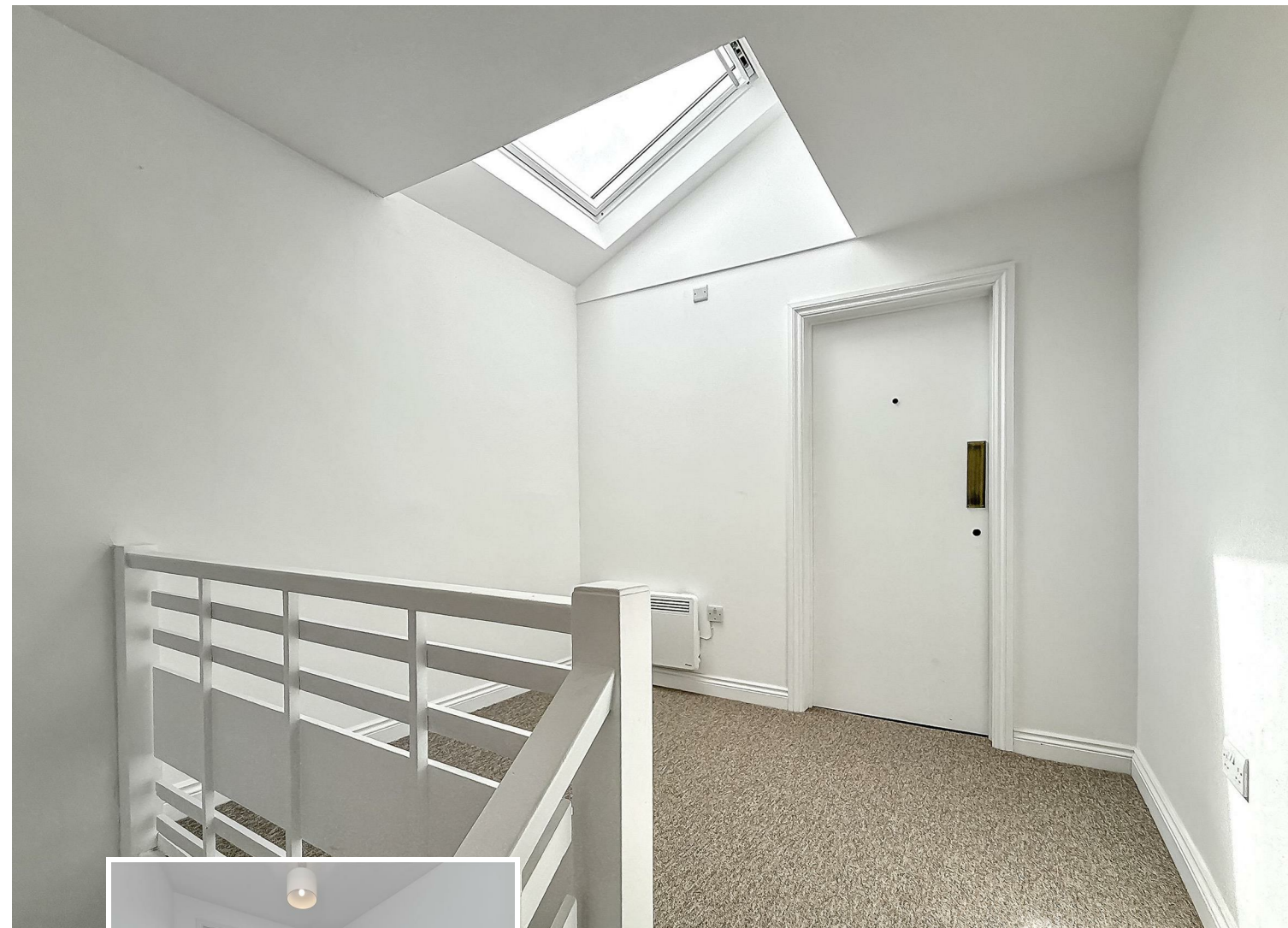
## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Brand New Apartment
- Open Plan Kitchen/Living Room
- Good Size Bedroom
- No Parking
- City Centre Location
- Fully Fitted Bathroom Suite
- Views to the Clock Tower
- One Weeks Holding Fee Based On The Asking Price £403.48
- Five Weeks Deposit Based On The Asking Price £2019.23

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			
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	



