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MOUNT PLEASANT  
ST. ALBANS  
AL3 4TH

£1,750 Per Month

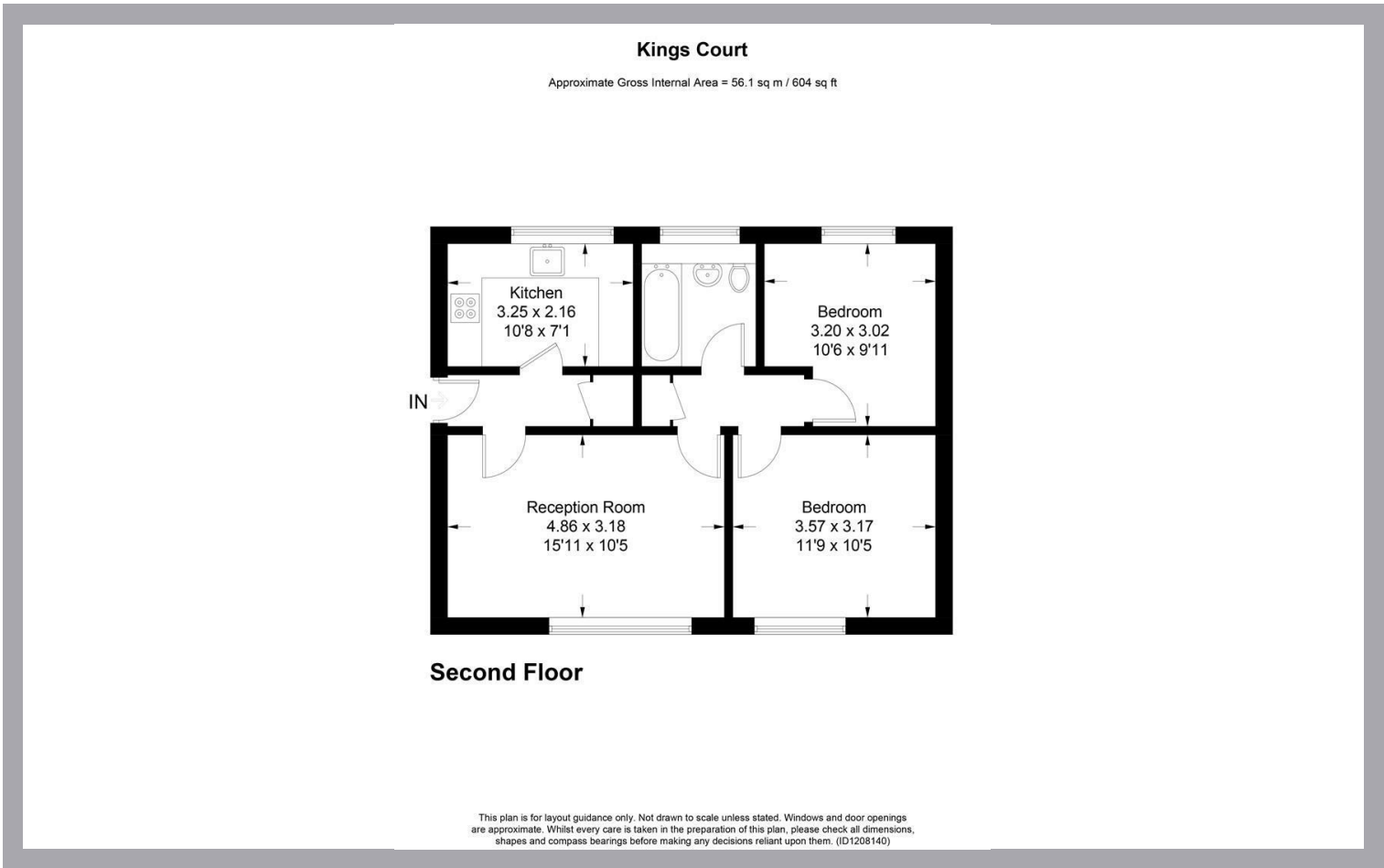
EPC Rating: Council Tax Band: C





# All The Ingredients Needed For A Fabulous Lifestyle

Beautifully refurbished two-bedroom apartment located on the second floor of the sought-after Kings Court development, right in the heart of St Albans. This modern flat offers a fresh and inviting interior ideal for professionals, couples, or small families. The property features a sleek, brand new kitchen fitted with modern grey cabinetry, an integrated dishwasher and fridge freezer, ample worktop space, and a large window that fills the room with natural light. The spacious reception room provides a bright and airy living area, and both bedrooms are generously sized doubles, finished with neutral décor. The bathroom has been fully updated with stylish tiling, a P-shaped bath with overhead shower, and a contemporary basin. A separate enclosed utility area with a washing machine for added convenience. Situated in a prime central location, the flat is just a short walk from St Albans city centre, a wide range of shops, cafés, and the mainline station offering direct services to London. Please note, there is no allocated parking with this property, although on-street permit parking may be available nearby.



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.



## Specialists in Bespoke Properties

- Newly Refurbished
- Second Floor
- Communal Gardens
- One weeks holding fee based on the asking price £403.84
- Two Bedrooms
- Separate Kitchen
- Located in the Conservation area
- 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	