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Cassidy  
& Tate  
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Award Winning Agency



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BARCINO HOUSE  
ST. ALBANS  
AL1 3FZ

£1,450 Per Calendar Month

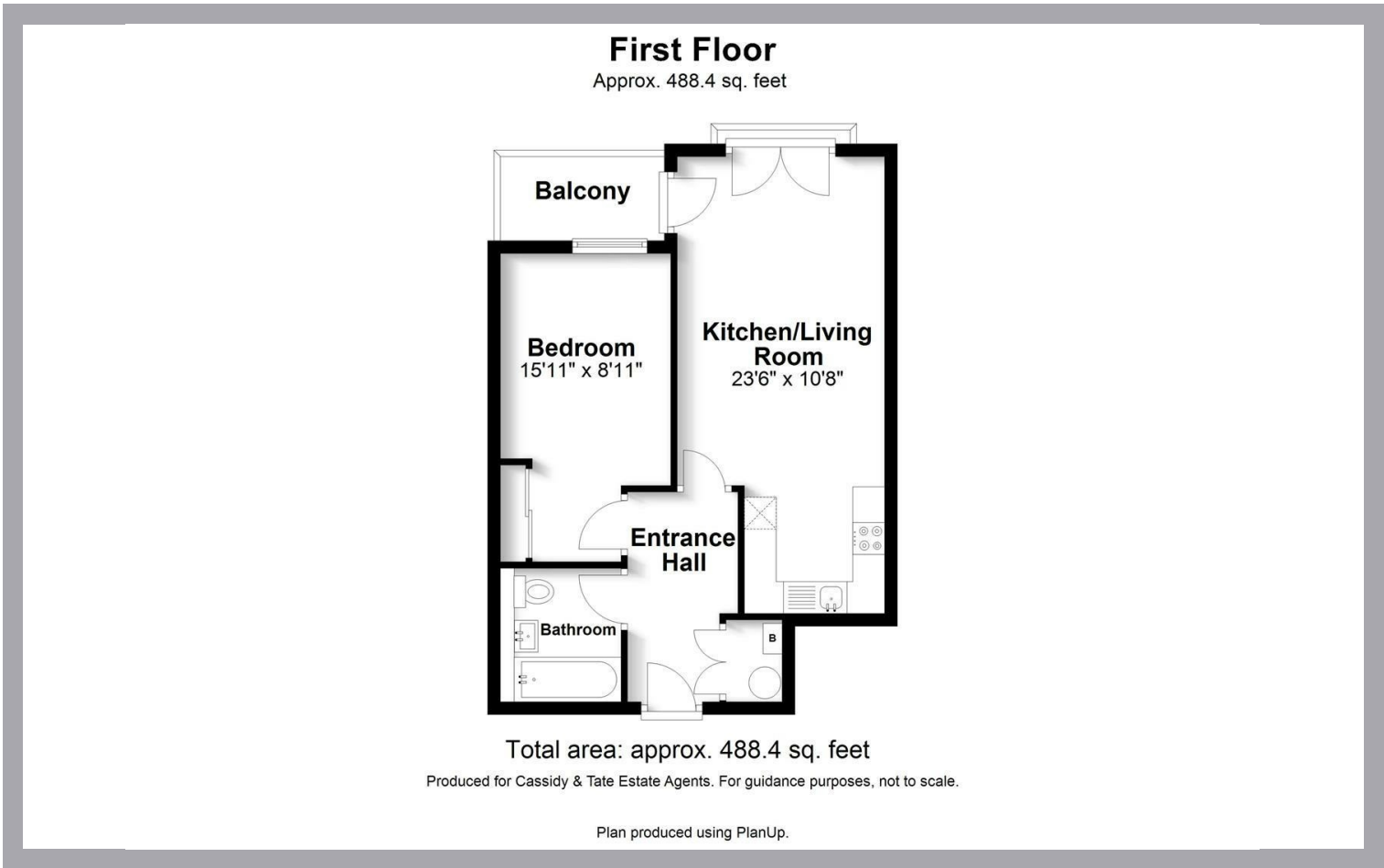
EPC Rating: B Council Tax Band: C





# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer modern apartment living, less than a 10-minute walk from St Albans City Thameslink station. The City centre's lively leisure and shopping facilities are within 20 minutes' walk. The property has a modern specification, stylish fittings, and a contemporary style, all combined to make a comfortable part-furnished home. The accommodation comprises a lounge/diner with an open plan aspect to the kitchen and private balcony. The kitchen has a range of white high gloss units and integrated appliances. Other features include a double bedroom and a modern bathroom. Outside the property are well-maintained communal gardens, with an allocated parking space in the basement.



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

- 1st Floor Apartment
- High Specification Throughout
- Walking Distance to City Centre
- One weeks holding fee based on the asking price £334.61
- Part-furnished
- Allocated Underground Parking Space
- Located near Thameslink mainline station
- Five weeks deposit based on the asking price £1673.07

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		
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	