



**Cassidy  
& Tate**  
Your Local Experts

*79c Hatfield Road, St Albans, Herts, AL1 4JL*  
*£205,000*

*Forming part of a select development of just four apartments, a newly refurbished first floor studio apartment within walking distance of the mainline station and ready for immediate occupation, This property benefits from its own rear balcony ideal for entertaining and will appeal to investors and first time buyers alike. The accommodation comprises open plan new kitchen/living room/bedroom to include Bosch appliances with bi fold doors opening onto its own balcony and new shower room. The development is conveniently located near Clarence Park for excellent local amenities including a wide range of restaurants and bars , Morrisons supermarket and the Alban Way walking/cycling path. St. Albans mainline train station, with its links into London, St Pancras and the city centre remain a short distance away.*



## Introduction

Accommodation comprises: Entrance Hall, Open Plan Kitchen/Living Area/Bedroom, Shower Room, Rear Garden, New Lease.

## Communal Entrance Hall

Attractive Glass balustrade, new carpets, individual postboxes, storage area.

## Kitchen/Lounge/Bedroom

A range of brand new base and eye level units incorporating one and a half bowl sink unit, built in Bosch oven, induction hob and extractor, intergral fridge/freezer, dishwasher and washing machine,

wine cooler, recess spotlights, two electric heaters, TV point, luxury Quickstep vinyl flooring, bi fold doors leading to own balcony.

## Shower Room

Walk in shower cubicle with hand held shower and monsoon shower hood, WC with concealed cistern, inset vanity sink unit, tiled flooring and walls, extractor fan.

## Lease

A brand new lease of 125 years. Service charge and ground rent details to follow.

## Exterior

Feature balcony accessed via bi fold doors from living area. Communal bin area and cycling storage to rear.

## About St. Albans

An historic Cathedral City, approximately 22 miles from central London, which forms the main urban area of the City and district of St. Albans, in the County of Hertfordshire. A City that successfully combines modern day life and amenities with a history shaped by over 2000 years of continuous human occupation. Steeped in history dating back to Pre-Roman times, signs of which are clearly visible throughout the City today, St Albans is an historic market town and a much sought after location within the London commuter belt. The City is popular for it's outstanding educational system with many local schools, both Private and State, excelling in the Ofsted reports. Shopping offers a fine blend of many independent boutiques mixed with High Street stores. St. Albans enjoys a wide range of leisure activites and benefits from lots of open space and parkland. Ideally positioned for road links to include M1, M25, A1 and within easy distance of London Heathrow, London Luton and Stansted Airports.

## Disclaimer

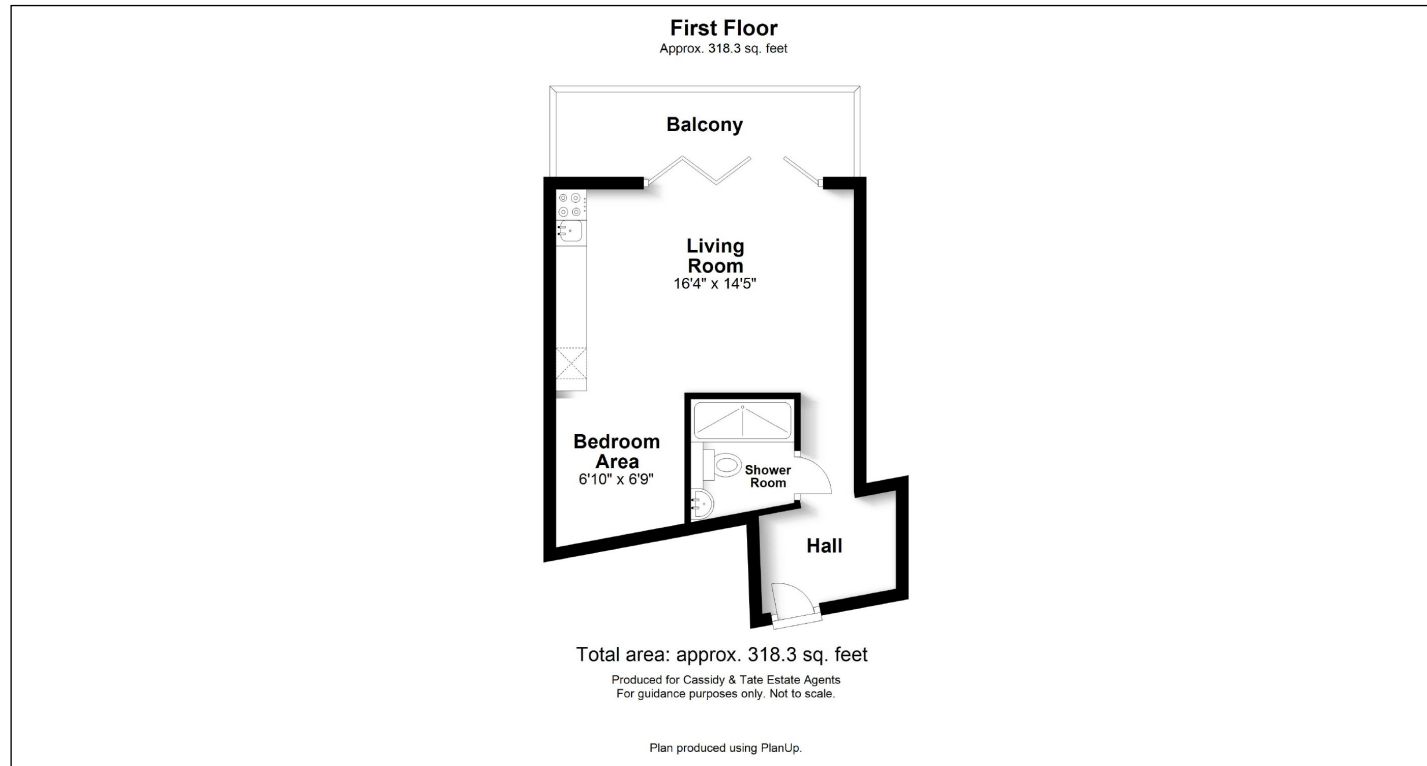
Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any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

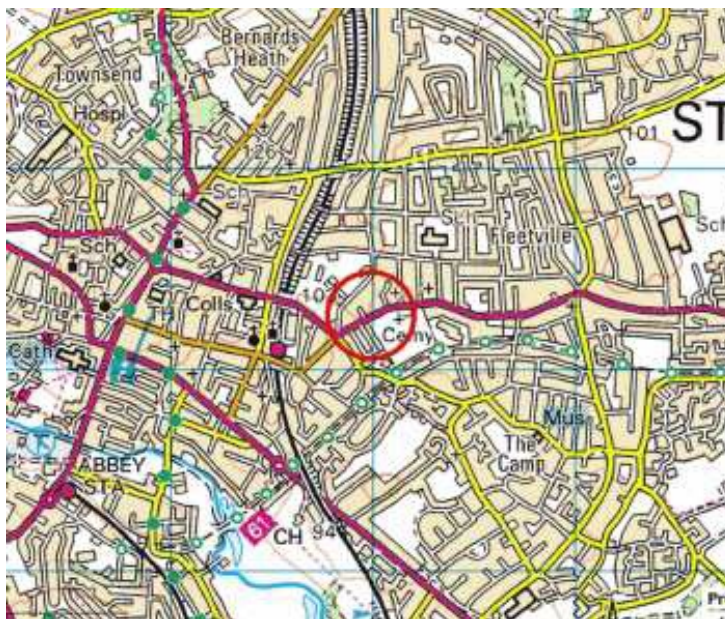
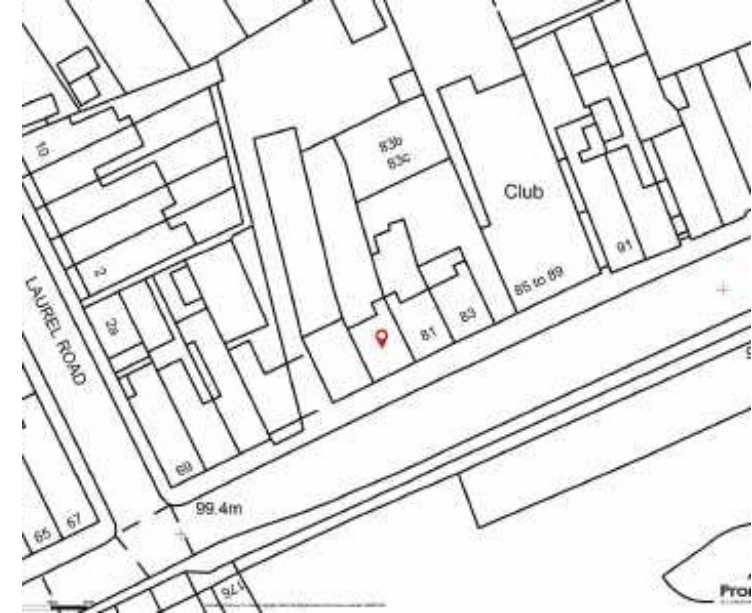
## Council Tax Rating

## Council Tax Band

## Council Tax Charge

£





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