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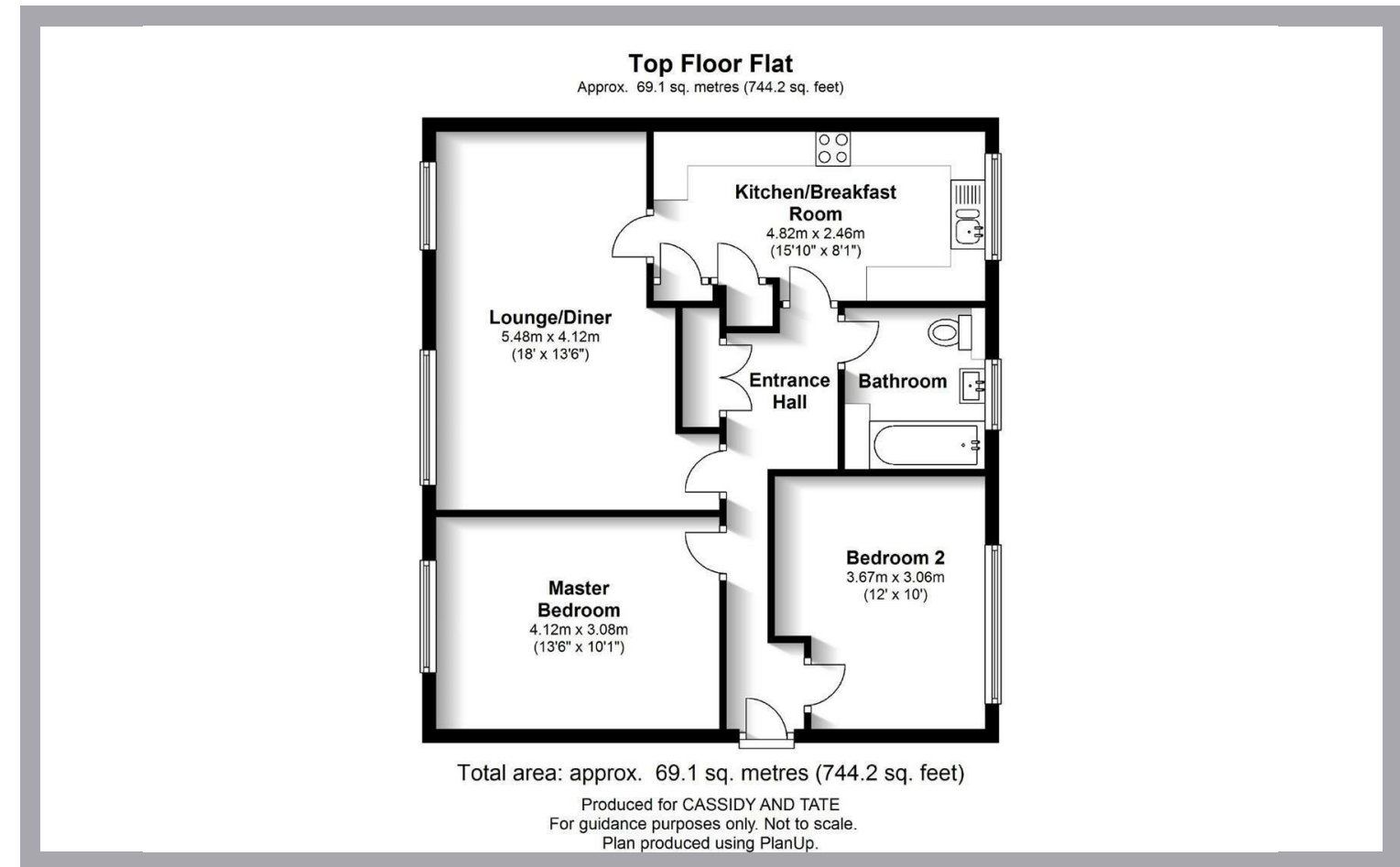
MALVERN CLOSE

ST ALBANS

AL4 9SZ

£1,500 PCM

EPC Rating: C Council Tax Band: C



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

This deceptively spacious and well-presented top floor apartment is ideally located close to excellent local amenities at The Quadrant Parade, in the ever-popular area of Marshalswick.

Offering bright and generously proportioned accommodation throughout, the property features a well-balanced lounge/dining room, a fitted kitchen, two double bedrooms, and a good-sized bathroom.

Marshalswick is a highly sought-after residential area situated approximately 1.5 miles north-east of St Albans city centre. The area benefits from a wide range of convenient local facilities, including a Marks and Spencer Foodhall, library, restaurants, bars, coffee shops, and other everyday essentials, all within easy reach.

St Albans city centre, with its extensive shopping, restaurants, leisure facilities, and mainline railway station providing direct links to London St Pancras, is only a short drive or bus journey away, making this an excellent location for commuters and those seeking a well-connected lifestyle.



## Specialists in Bespoke Properties

- Two Double Bedroom
- Lounge/Dining Room
- Double Glazing
- Top Floor
- One weeks holding fee based on the asking price £346.15
- Kitchen/ Breakfast Room
- Gas Central Heating
- Catchment To Amazing Local Schools
- Off Street Parking
- Five weeks deposit based on the asking price £1730.76

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

