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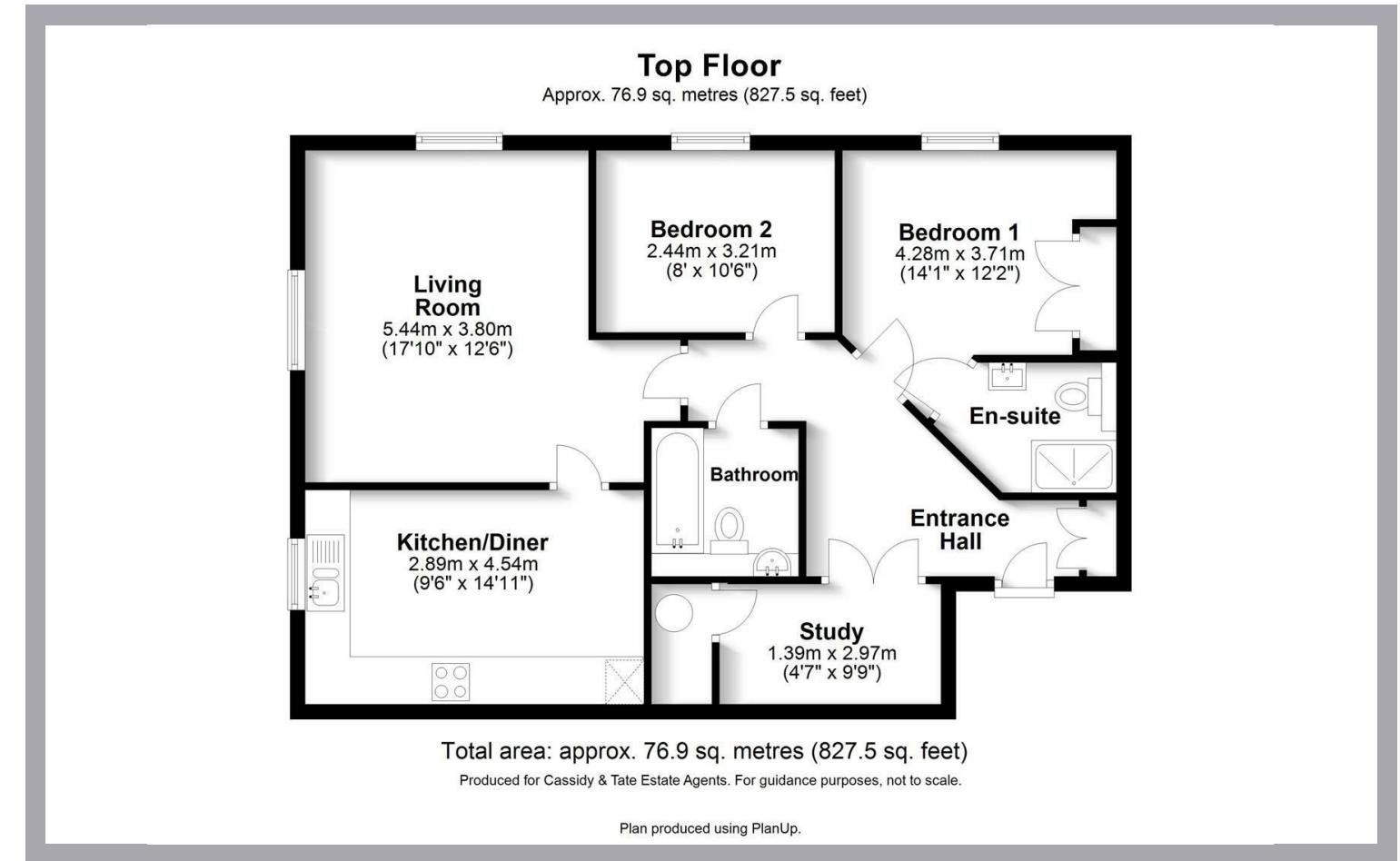
Guide Price £450,000

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy and Tate are pleased to present this top floor penthouse apartment designed to meet the needs of today's discerning purchaser. Accommodation comprises of a spacious entrance hall, kitchen/diner, living room, study, two double bedrooms, en-suite and a family sized bathroom. The interior of this property boasts a stylish and elegant ambience with a tasteful decor throughout. The living room is a bright and spacious with dual aspect windows. The kitchen/diner is fitted with wall and base units complemented beautifully by white work top surfaces. Further features of the property is allocated parking, communal gardens and telephone entry system. Dawn Court is conveniently located for ease of access to both the vibrant shopping and leisure facilities of the city centre and a short walk to the mainline railway station linking St Albans to London in approximately 25 minutes. Highly acclaimed schools are located within close proximity, in addition to the popular Alban Way cycle route.



*Specialists in
Bespoke Properties*

- Penthouse Apartment
- En-Suite
- Allocated Parking
- Two Double Bedrooms
- Communal Garden
- Upgraded Boiler
- Excellent Schools Nearby
- Close To City Station
- Study/Third Bedroom

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	

