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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LITCHFIELD PLACE, LEMSFORD ROAD
ST ALBANS
AL1 3UG

Price Guide £495,000

EPC Rating: C Council Tax Band: E



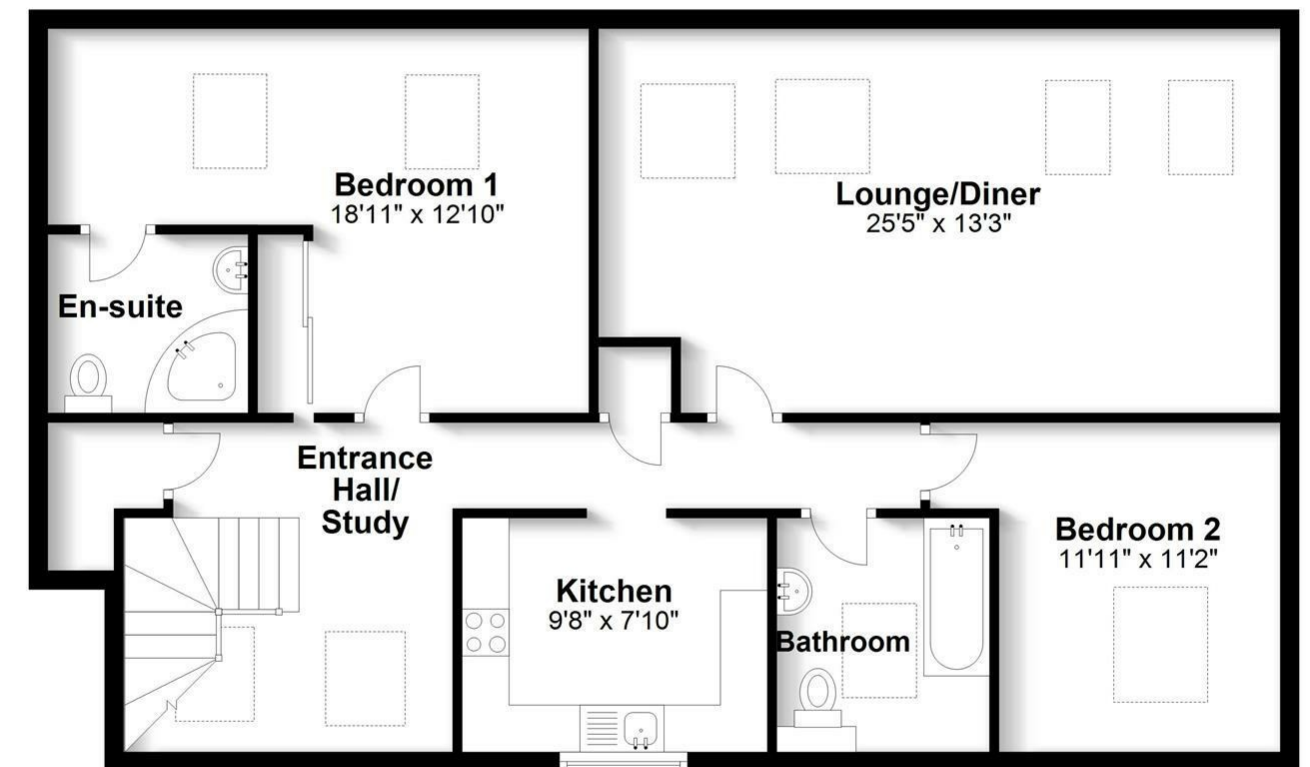
All The Ingredients Needed For A Fabulous Lifestyle

SHARE OF FREEHOLD - This well presented two bedroom apartment is located in the sought after Litchfield Place, St Albans. A modern property which offers a spacious and bright reception room very much the focal point, ideal for both relaxing and entertaining, along with a well designed layout that maximises natural light throughout. There is also a modern fully appointed kitchen. The apartment features two generously sized bedrooms and two contemporary bathrooms, one of which is en-suite. Finished to a modern standard, the property benefits from stylish fixtures and fittings, making it an excellent choice for professionals, couples, or small families. There is also the benefit of an allocated parking space and plenty of visitors parking. Ideally situated in the desirable city of St Albans, the property is within easy reach of local amenities, restaurants, and excellent transport links, offering convenient access to nearby areas including London. This fantastic apartment presents a great opportunity to enjoy modern living in a prime location. Early viewing is highly recommended. Offered for sale chain free.



Ground Floor

Approx. 1071.1 sq. feet



Total area: approx. 1071.1 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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.

Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- Share of Freehold
- Two Bathrooms
- City Centre Living
- 0.5 Miles From City Station
- Modern Apartment
- Two Double Bedrooms
- Lounge/Diner
- Allocated Parking
- Chain Free
- Communal Gardens

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		
EU Directive 2002/91/EC	73	80
England & Wales		



