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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

ASHLEY ROAD  
ST. ALBANS  
AL1 5JR

£2,000 Per Calendar Month

EPC Rating: D Council Tax Band: D





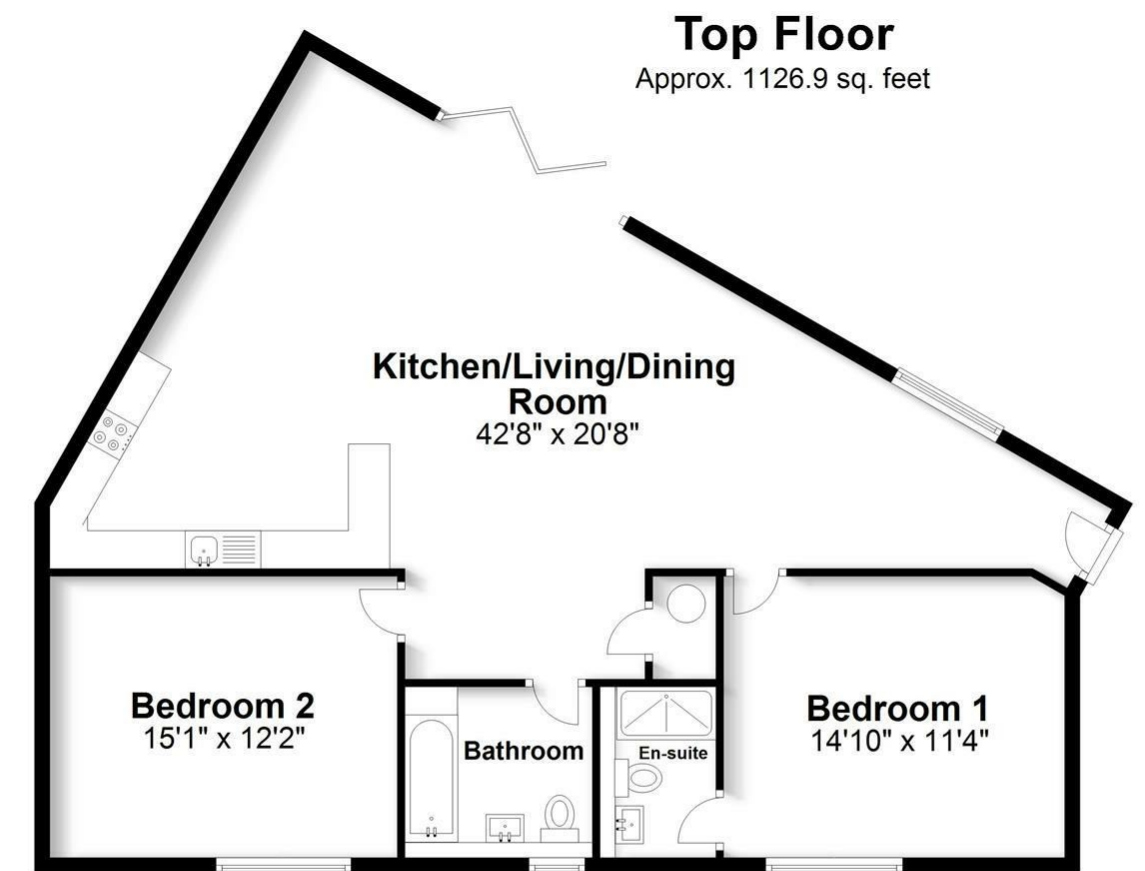
## All The Ingredients Needed For A Fabulous Lifestyle

This spacious two-bedroom conversion apartment is set in a highly sought-after location on the outskirts of the city centre, offering an excellent lifestyle within easy reach of everything St Albans has to offer.

The property comprises two generous double bedrooms, including an en-suite to the principal bedroom, a further modern bathroom, and an impressive open-plan living area with a fully fitted kitchen. Bi-fold doors open onto a large balcony with far-reaching views, creating an ideal space for both relaxing and entertaining.

Designed with space and style in mind, the apartment features high-quality fixtures and fittings throughout, including oak internal doors, feature work surfaces, branded appliances, and the added benefit of an allocated parking space.

Ideal for busy professionals and commuters, the apartment is perfectly positioned for city centre living, with excellent restaurants, vibrant social spots, and easy access to both mainline stations, providing direct links to London in approximately 30 minutes. Ashley Road is located just off Camp Road and is only a short walk from the mainline train station



Total area: approx. 1126.9 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. 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*

- Top Floor Luxury Apartment
- Two Double Bedrooms
- Bright open plan living
- Private Roof Terrace
- Five weeks deposit based on the asking price £2307.69
- High spec throughout
- Bathroom and En-suite
- Allocated parking space
- Council Tax Band D
- One weeks holding fee based on the asking price £461.53

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





