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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

16 HIGH STREET  
ST. ALBANS  
AL3 4EL

£2,250 Per Month

EPC Rating: Council Tax Band: New Build



# All The Ingredients Needed For A Fabulous Lifestyle

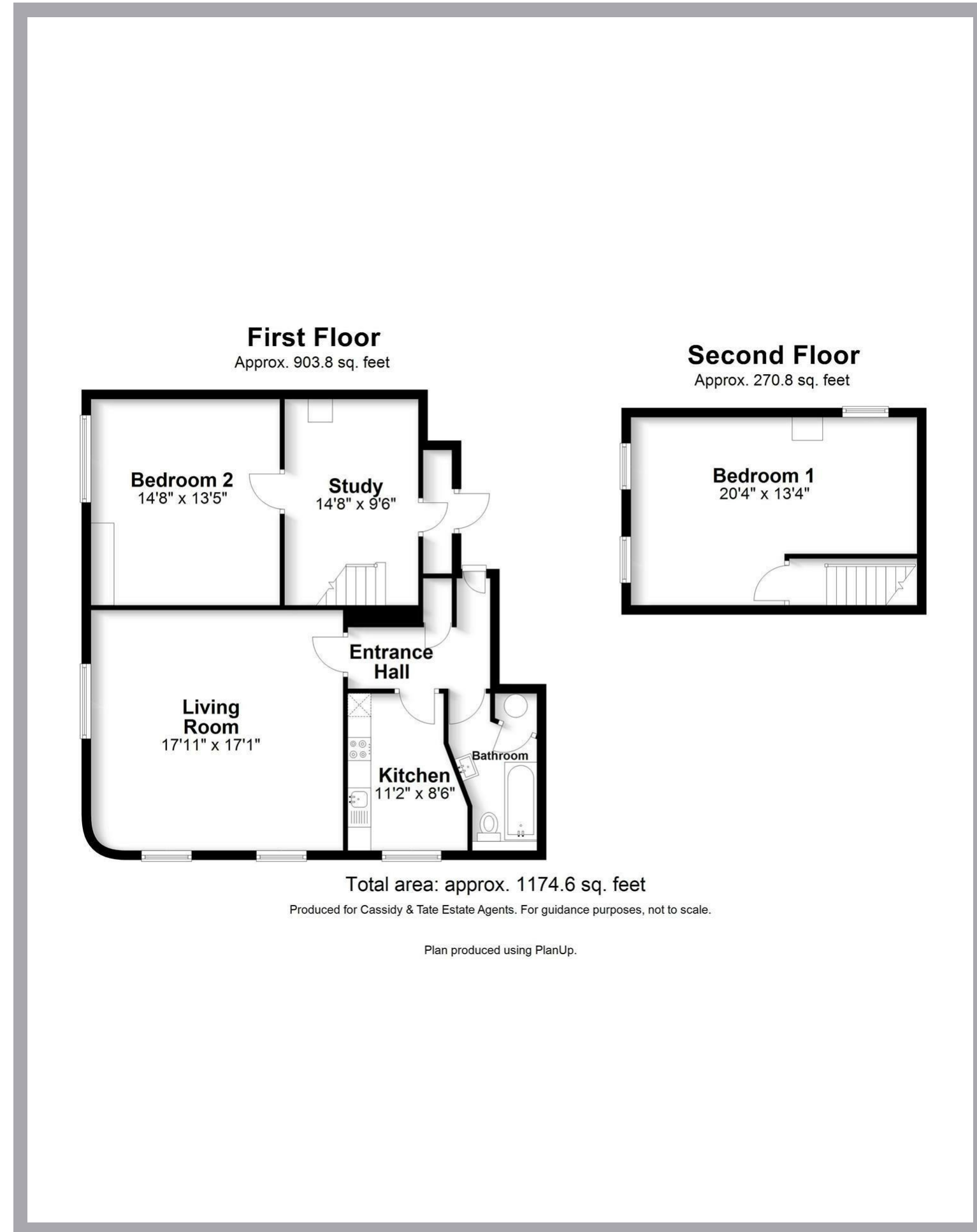
Stunning Grade II Listed Two-Bedroom Apartment in the Heart of St Albans

Situated in the very centre of St Albans and just a short walk from St Albans Thameslink station, this exceptional Grade II Listed two-bedroom apartment offers spacious accommodation arranged over two floors and finished to a high standard throughout.

This larger-than-average home features a bright and airy living room with impressive views overlooking the historic Clock Tower, a modern fitted kitchen, and a stylish three-piece bathroom suite. The lower level also includes a generous double bedroom, while an expansive internal office space leads to a further bedroom on the upper floor, providing flexible living and working arrangements.

Occupying a prime position above a shop on the High Street, the apartment places the city's extensive shopping, dining, and leisure amenities right on your doorstep.

St Albans is a vibrant and historic city, blending cosmopolitan bars and restaurants with charming traditional inns. Its bustling High Street offers an attractive mix of well-known retailers, independent boutiques, and an outstanding selection of eateries serving cuisine from around the world.



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



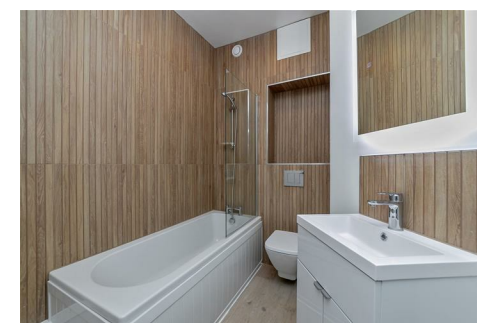
## Why Cassidy & Tate

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

- Brand New Apartment
- Accommodation Over Two Floors
- Kitchen With integrated Appliances
- Internal Office Space
- One Weeks holding Fee Based On The Asking Price £519.23
- City Centre Location
- Bathroom Suite
- Two Double Bedrooms
- No Parking
- Five Weeks Deposit Based On The Asking Price £2596.15

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



