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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ROMA HOUSE
ST. ALBANS
AL1 3NX

£1,850 Per Month

EPC Rating: B Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

This luxury two double bedroom apartment is located on the second floor of a tastefully designed and prestigious development on one of St. Albans most prized locations. The interior of this property boasts a stylish and elegant ambience together with open plan and versatile living spaces that gives views over the well tended communal grounds. The living accommodation is bright and spacious and comprises of an open plan living area which incorporates the kitchen and dining area, leading to a private balcony allowing for beautiful views and natural sunlight to enter into the living spaces. The main bedroom is served by an en-suite, whilst a further family bathroom serves the second bedroom. The apartment further features a lift giving access to all floors, and an allocated secure underground parking space. The property is conveniently located for ease of access to both the vibrant city centre and the mainline railway station.



Total area: approx. 609.8 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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

- Luxury Apartment
- Two Double Bedrooms
- Family Bathroom
- Private Balcony
- One weeks holding fee based on the asking price £426.92
- Second Floor with Lift Access
- En Suite to The Main Bedroom
- Open Plan Living
- Private Allocated Underground Parking
- Five weeks deposit based on the asking price £2134.61

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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	



