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Your Local Experts



Award Winning Agency



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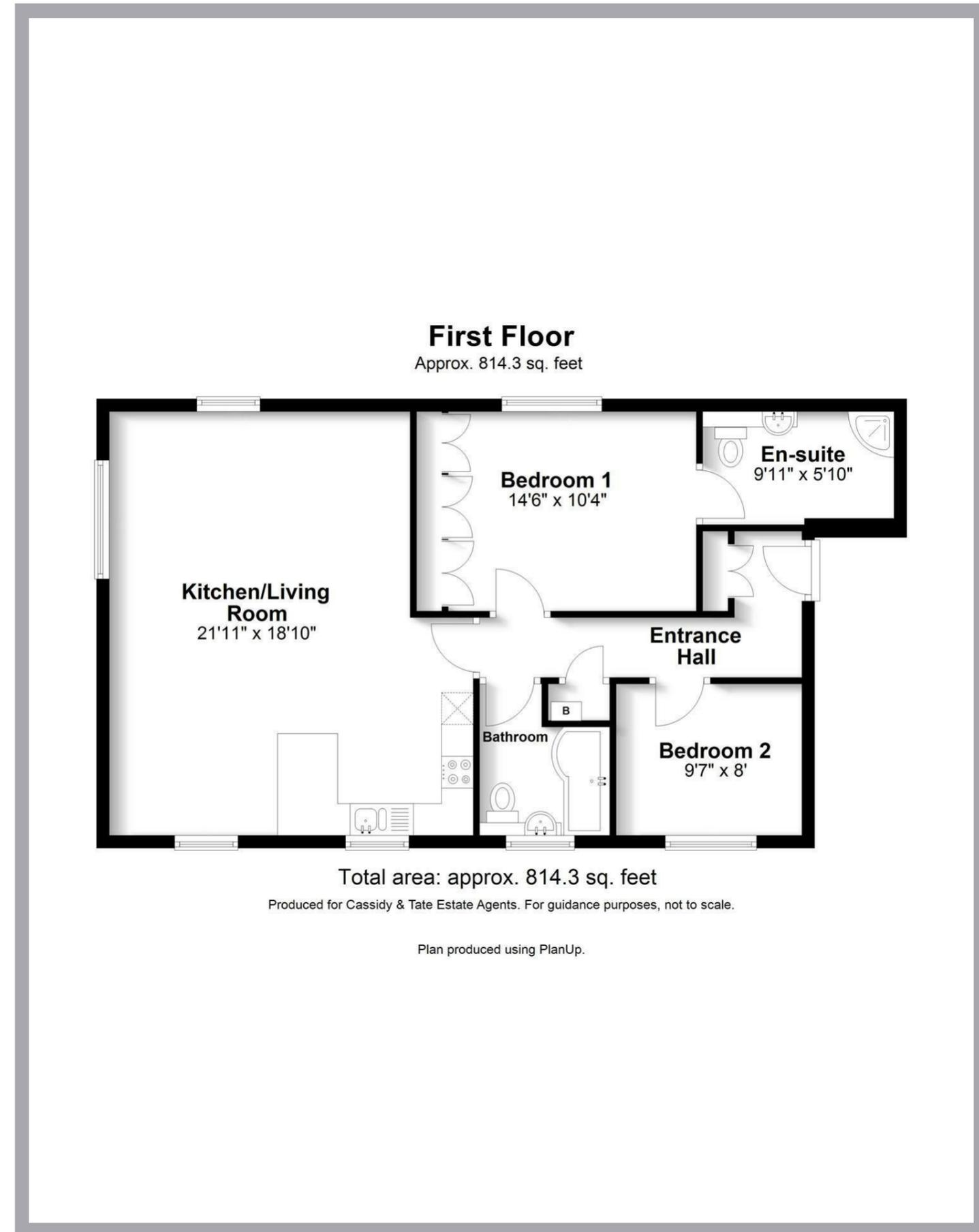
Guide Price £550,000

EPC Rating: C Council Tax Band: D



## All The Ingredients Needed For A Fabulous Lifestyle

This beautifully presented two-bedroom, two-bathroom apartment is ideally located just outside St Albans city centre. The property is filled with natural light and features a spacious, well-designed living area, perfect for both relaxing and entertaining. The contemporary kitchen is fully equipped with high-quality appliances, generous worktop space, and ample storage. The principal bedroom benefits from built-in wardrobes and a pristine en-suite shower room, while a modern family bathroom completes the interior, finished to a high specification throughout. Further advantages include allocated parking, a large boarded attic providing excellent storage, well-maintained communal areas, and superb access to local amenities and transport links. Conveniently situated near St Albans City Station, this property is ideal for commuters and those seeking the perfect blend of city convenience and suburban charm.



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

- Chain Free
- Large Loft
- Two Double Bedrooms
- Close To Local Shops
- Share Of Freehold
- Allocated Parking
- Bathroom & En-Suite
- First Floor Apartment

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	



