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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

NEWSOM PLACE, ST PETERS ROAD

ST ALBANS

ALI 3DA

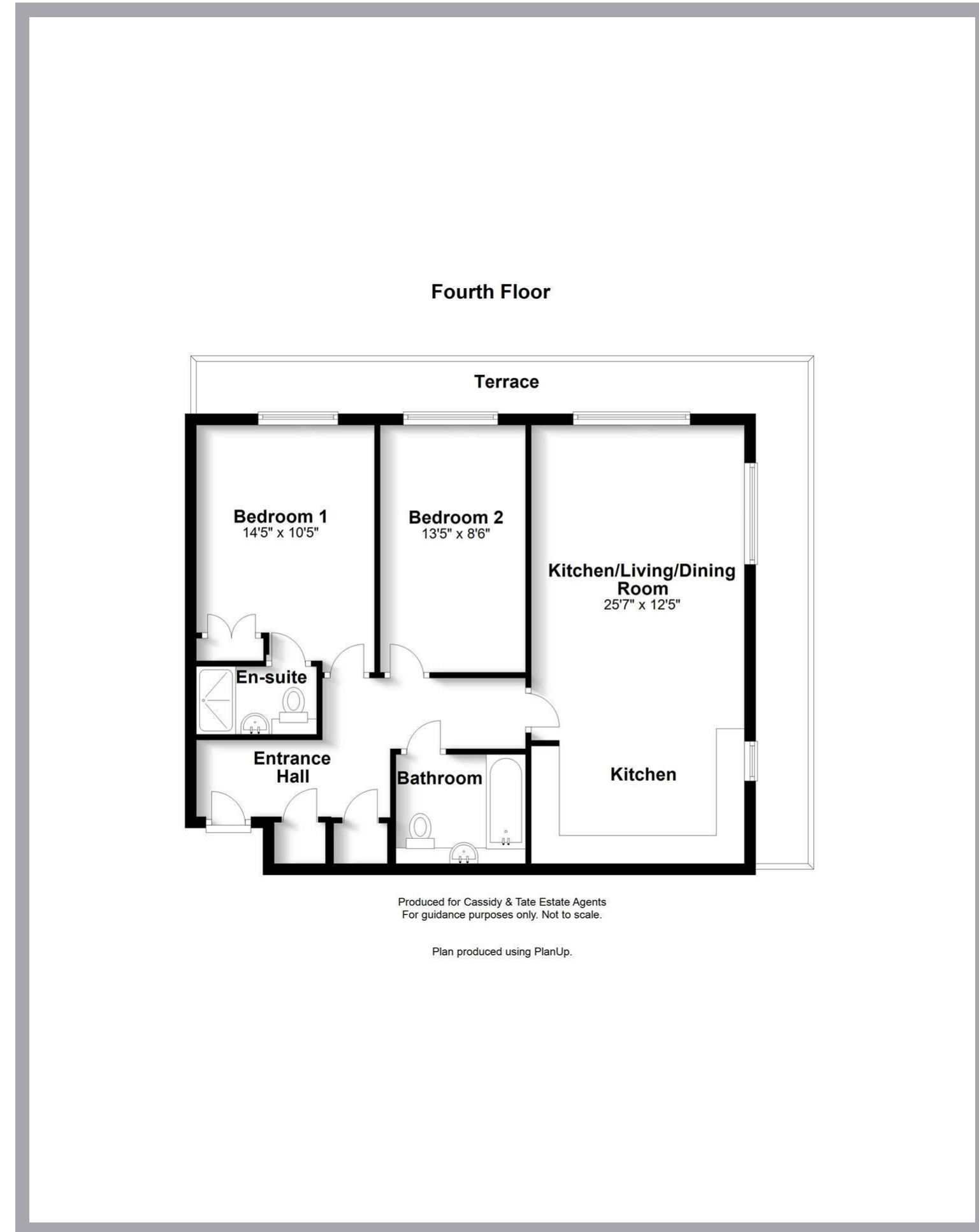
£1,950 PCM

EPC Rating: B Council Tax Band: D



## All The Ingredients Needed For A Fabulous Lifestyle

A top floor, two bedroom apartment forming part of a contemporary parkland development within a purpose built block in the highly sought after Newsom Court, Oakland's Development. The apartment overlooks landscaped gardens, has exclusive underground parking and uses Oakland's residents only gym. Internally the apartment echos style and elegance with spacious living areas that are both bright and practical, a decor that will not date, and comprises fashionable fittings and fixtures. The apartment consists of an impressive open plan luxury fitted kitchen/living/dining room, master bedroom and en-suite, second bedroom and a bathroom. The property is further enhanced by a private outdoor terrace, making for a perfect 'al fresco setting. Positioned within the heart of St. Albans, a stone's throw away from the buzzing city centre with all its excellent restaurants and shops and a stroll to the mainline railway station which provides direct links to London St. Pancras, Luton Airport and City Thameslink, Unfurnished.



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



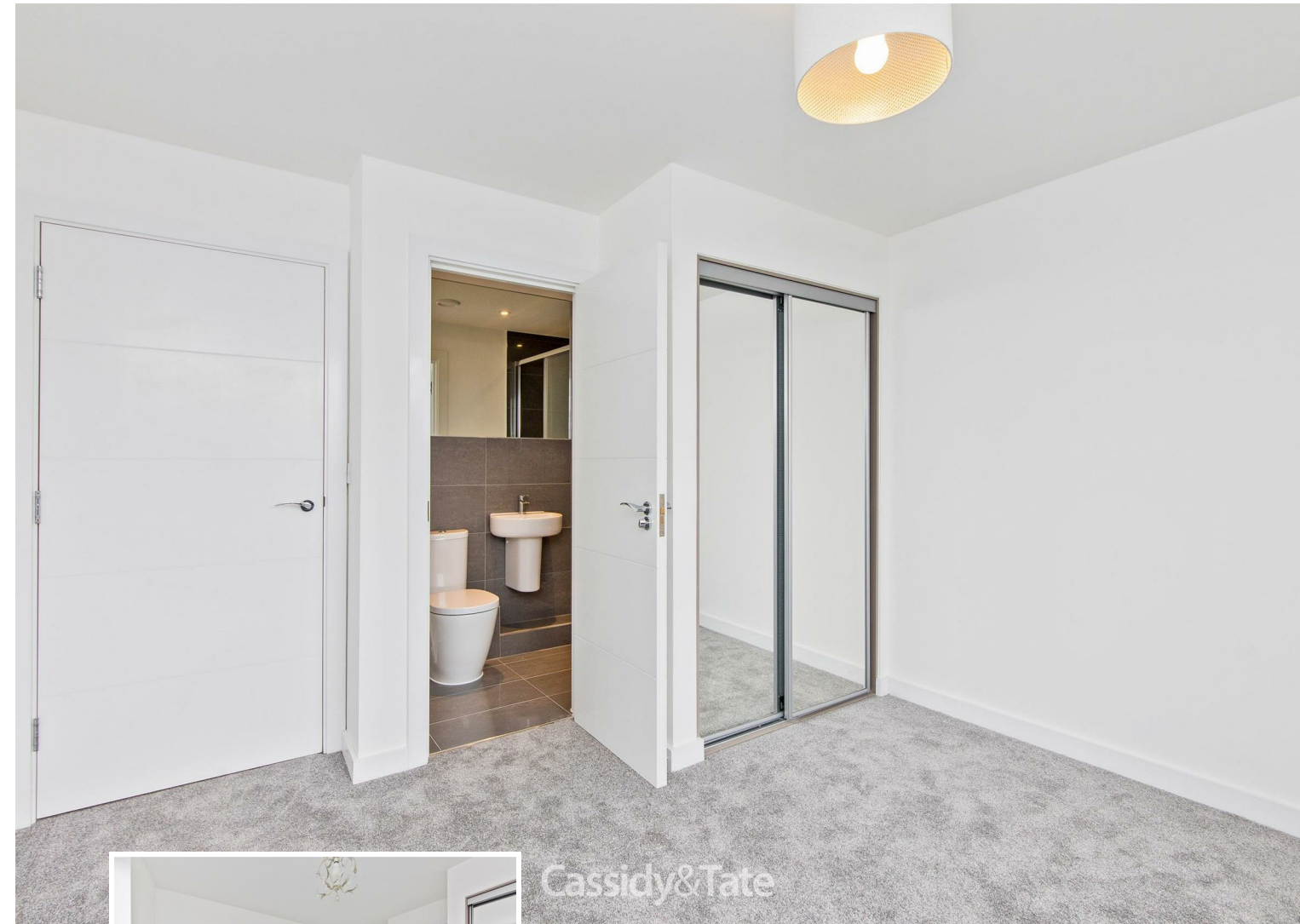
## Why Cassidy & Tate

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

- Two Double Bedrooms
- Kitchen/Living/Dining
- Lift to All Floors
- Unfurnished
- 5 Weeks Deposit based on the asking price £2,250
- En-Suite and Bathroom
- Private Balcony
- Underground Allocated Parking
- EPC B
- One weeks holding deposit based on the asking price £450



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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		England & Wales	



