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Cassidy &Tate

Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGH STREET
HERTFORDSHIRE
AL3 4ED

£750 PCM

EPC Rating: E Council Tax Band: A



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

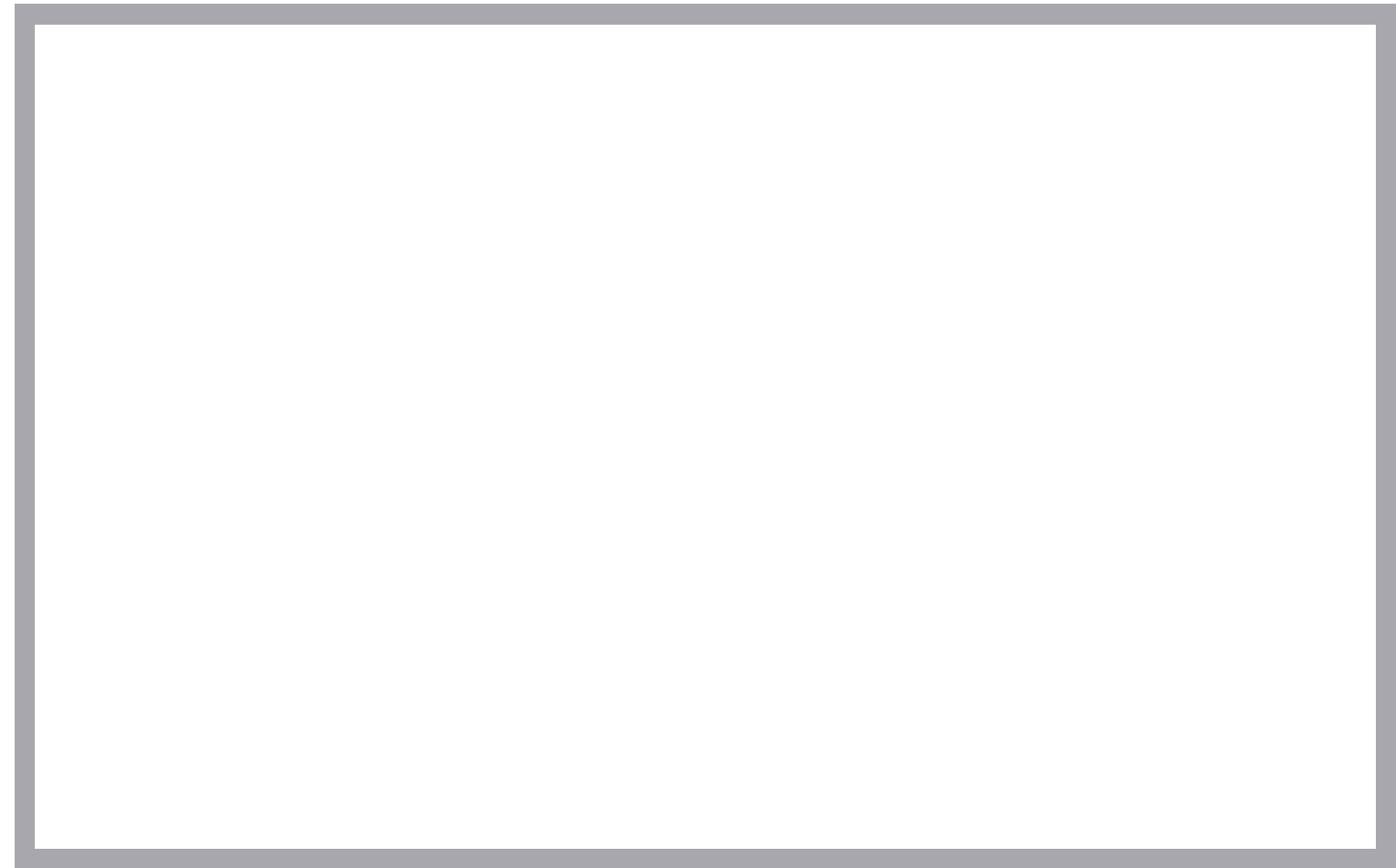
A well-presented studio apartment in a prime central location, just a short walk from the excellent shopping and leisure amenities of St Albans, as well as a wide variety of restaurants offering cuisine from around the world and an array of cosmopolitan bars.

The apartment is situated above a parade of shops, including the charming "Village Arcade," and benefits from a communal entrance with stairs to all floors.

The accommodation comprises a lounge area, a kitchen fitted with a range of wall and base units (please note there is no washing machine included), a bedroom area furnished with a double bed frame and fitted wardrobes, and a bathroom with a modern three-piece suite.

St Albans is a historic and highly sought-after commuter town within the London commuter belt, offering a vibrant mix of independent boutiques and well-known high street retailers, along with an excellent choice of leisure facilities and extensive green open spaces.

The area is exceptionally well connected by road, with convenient access to the M11, M25, and A1, and is within easy reach of international airports including Heathrow Airport, London Luton Airport, and London Stansted Airport.



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.



Specialists in Bespoke Properties

- Central Location
- Studio
- Unfurnished
- Open Plan Accomodation
- One weeks holding fee based on the asking price £167.31
- First Floor Accommodation
- Character Features
- Bathroom
- No Washing Machine
- Five weeks deposit based on the asking price £836.54

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	80
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

