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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

DEXTER CLOSE
ST. ALBANS
AL1 5WA

Price Guide £275,000

EPC Rating: E Council Tax Band: C



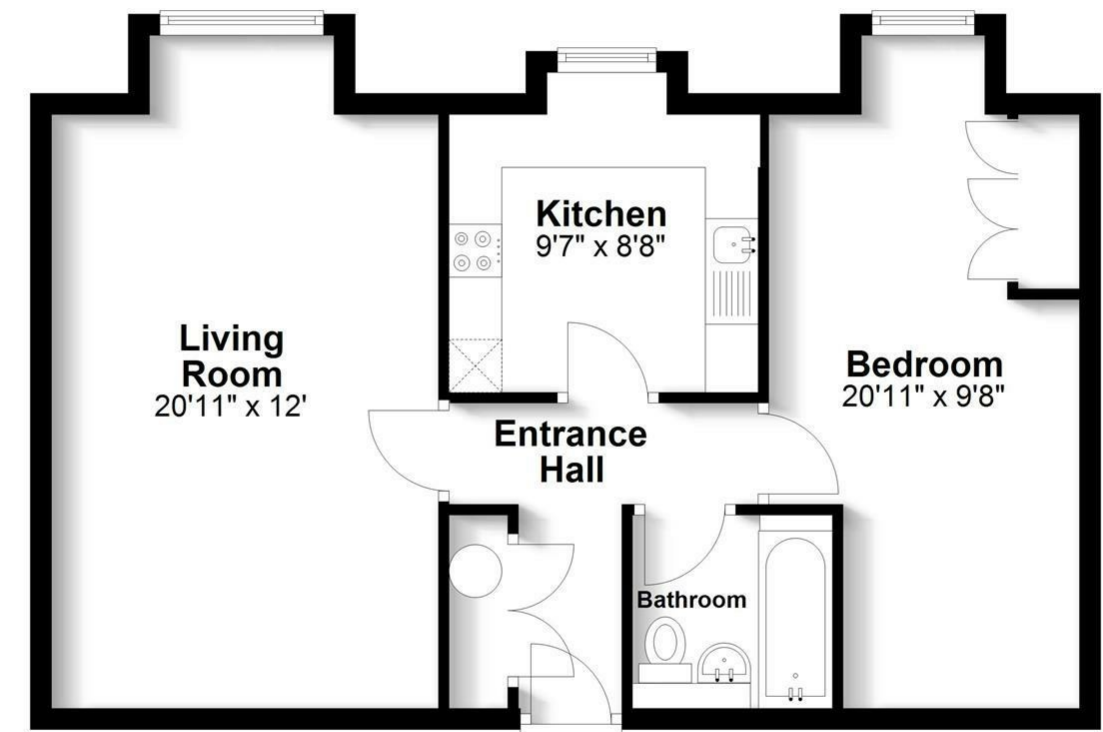
All The Ingredients Needed For A Fabulous Lifestyle

Welcome to this charming modern apartment located on Dexter Close in the heart of St. Albans. This delightful property boasts a well-designed layout, featuring one spacious reception room, one comfortable bedroom, and a bathroom, all spread across 617 square feet of living space. One of the standout features of this apartment is its potential for transformation; there is an opportunity to convert it into a two-bedroom apartment, making it an ideal choice for those looking to invest in a property that can grow with their needs. The apartment is chain-free, allowing for a smooth and hassle-free purchase process. Conveniently situated, this property is just a short walk from St. Albans City Station, providing excellent transport links for commuters. Additionally, the apartment comes with allocated parking, a valuable asset in this bustling area. The long lease further enhances the appeal, offering peace of mind for future living or investment. This apartment is perfect for first-time buyers, professionals, or investors seeking a property in a vibrant and sought-after location. With its modern features and potential for expansion, this home is not to be missed. Come and experience the charm of St. Albans living in this lovely apartment on Dexter Close.



Ground Floor

Approx. 617.9 sq. feet



Total area: approx. 617.9 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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

- Modern Development
- Lift To All Floors
- Potential to Convert Into Two Beds stpp
- Top Floor Apartment
- Allocated Parking
- Chain Free
- Approx 617 Square Feet
- Large One Bedroom
- Walking To Station
- Close to Local Amenities

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	49	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



