





Set amongst other similar properties within a purpose built development, is this modern and deceptively spacious, two bedroom apartment. The property combines versatile and comfortable living spaces with stylish finishing touches to include a well balanced lounge/dining room, a fitted kitchen complete with integrated appliances, two good sized bedrooms and a bathroom. The property is further complemented by double glazing, a security intercom system, allocated parking for visitors and a private courtyard style garden for the exclusive use of residents. Nell Gwynn Close is situated in the pretty village of Shenley, on the fringes of St Albans and close to good local amenities. Available from April 2020.



our own in house fully independent Mortgage Broker as well as Legal Conveyancer we feel we can offer our clients the full package all under one roof, if they wish.

With our services we are confident in securing your move and guiding you through the process as quickly and stress free as possible.

Using a combination of both traditional and more contemporary cutting edge methods, we use state of the art technology, ensuring all our properties are marketed 24 hours a day,

full colour brochures, floor plans and spot on, up to date Market appraisal.

#### **Disclaimer**

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.

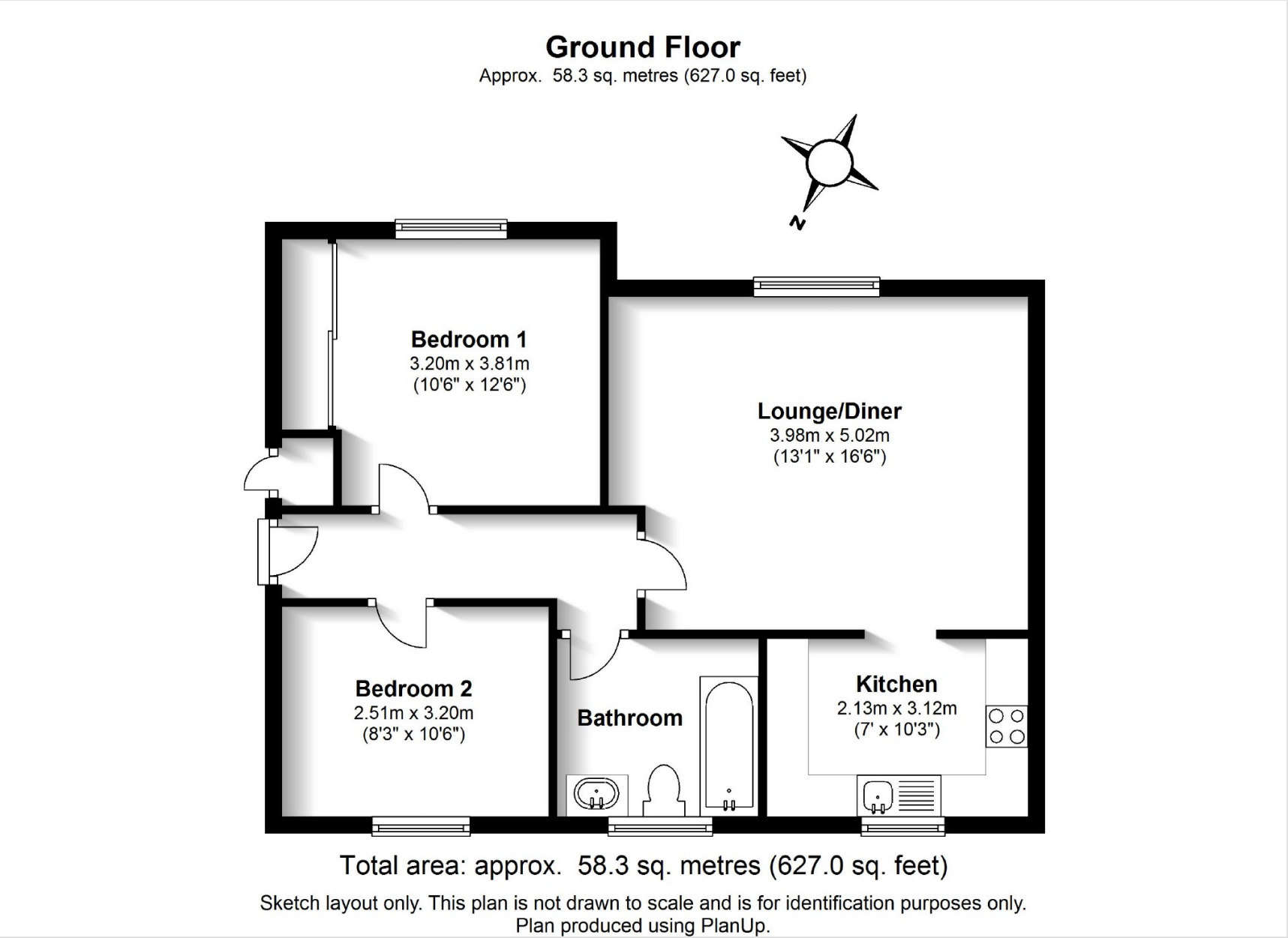
**Council Tax Rating**  
St Albans District Council

**Council Tax Band**  
D

**Council Tax Charge**  
£1446.66







Introduction

Communal Entrance, Entrance Hall, Lounge / Diner, Fitted Kitchen, Two bedrooms, Bathroom, Allocated Parking for Two Cars and Enclosed Courtyard Garden.

Ground Floor Accommodation

Communal Entrance

Entry phone intercom system. Door to front aspect. Window to front aspect.

Entrance Hall

Door to side aspect. Entry phone intercom system. Storage cupboard. Electric heater.

Lounge / Diner 16'8 x 13'2 (5.08m x 4.01m)  
Double glazed windows to front aspect. Electric heater.

Fitted Kitchen 10 x 6'9 (0.25m x 2.06m)  
Fully fitted range of wall and base units with rolled edge work surfaces over. Sink and







drainer with one and a half bowl. Part tiling to complement. Integrated electric oven and hob. Cooker hood. Space and plumbing for washing machine. Integrated fridge/ freezer. Double glazed window to rear aspect.

**Bedroom One 10'4 x 10'1 (3.15m x 3.07m)**  
Double glazed window to front aspect. Built in wardrobes. Electric wall heater.

**Bedroom Two 8'1 x 7'10 (2.46m x 2.39m)**  
Double glazed window to front aspect. Built in wardrobe. Electric heater.

**Bathroom 8'1 x 6'9 (2.46m x 2.06m)**  
Modern suite comprises wash hand basin, low level wc, bath with over head shower. Extractor fan. Chrome heated towel rail. Double glazed window to rear aspect.

### Exterior

#### Parking

Allocated parking for two cars. Plus visitors parking bays.

#### Front Garden

Communal gardens to be enjoyed by all residents. Lawn area with shrubs as borders

#### Rear Garden

Fully enclosed with timber fencing. Communal gardens to be enjoyed by all residents.

#### Energy Performance Rating: D

#### Permitted Costs

Once you have found a rental property of your preference, please enquire about the costs which will be applicable to this particular property. For full information on how these

are calculated, please contact the office.

#### Why Cassidy & Tate

At Cassidy and Tate, we have over 50 years experience in the local residential property market in St. Albans and surrounding areas. We are fully independent which allows us to be flexible to accommodate your individual requirements and deliver a more personalised service, tailored to your home buying, selling and letting needs.

We pride ourselves on delivering an outstanding level of Customer Service and due to our extensive knowledge of the area and understanding of all aspects of the buying and selling process, we are very much a business with a personal service at heart.

Cassidy and Tate are continuously striving to excel themselves above the competition. With

