



**Cassidy
& Tate**
Your Local Experts

22 Centaurus Square, St Albans, Hertfordshire, AL2 2FH
£1,150 PCM

Set within the modern development of Curo Park, and positioned between St. Albans and Radlett, is this deceptively spacious and very well presented two bedroom, first floor apartment. A luxury apartment offering good sized dimensions and bright living accommodation including an open plan kitchen/dining/ living room, a master bedroom with en-suite, a second bedroom and a bathroom. The kitchen area is fitted with modern wall and base units and complimentary tiling. The en-suite and bathroom are fitted with white suites complimented beautifully by modern tiling. Further benefits comprise of communal grounds, and allocated parking space plus visitor's parking. Centaurus Square is conveniently located for the Thameslink railway service into London, St Pancras, as well as a short drive away from the motorway networks including M25 and M1. Available 2nd May 2017.



Introduction

Accommodation comprises: Communal Entrance, Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms, En-Suite To Master Bedroom, Bathroom, Communal Grounds and Parking for Two Cars.

Accommodation

Communal Entrance

Door to front aspect. Lighting. Stairs to all floors.





Entrance Hall

Door to front aspect. Security entry telephone. Wood style flooring. Storage cupboards.

Lounge/Diner

Double glazed window to rear aspect. Double glazed window to side aspect. Radiator. Wood style flooring.

Kitchen

Double glazed window to side aspect. Range of fitted wall and base mounted units with work top surfaces over. One and a half bowl sink unit with drainer. Integrated oven. Ceramic hob with cooker hood over. Integrated washing machine, dishwasher, fridge and freezer. Gas central heating boiler.

Bedroom One

Double glazed window to rear aspect. Range of fitted wardrobes. Radiator. Carpet

En- Suite

Suite comprising of shower cubicle, low level WC and wash hand basin with vanity unit. Shaver point. Tiled flooring. Extractor fan.

Bedroom Two

Double glazed window to rear aspect. Radiator. Carpet.

Bathroom

Suite comprising of bath with shower attachment over, low level WC. Chrome heated towel radiator. Shaver point. Double glazed window to front aspect.

Exterior

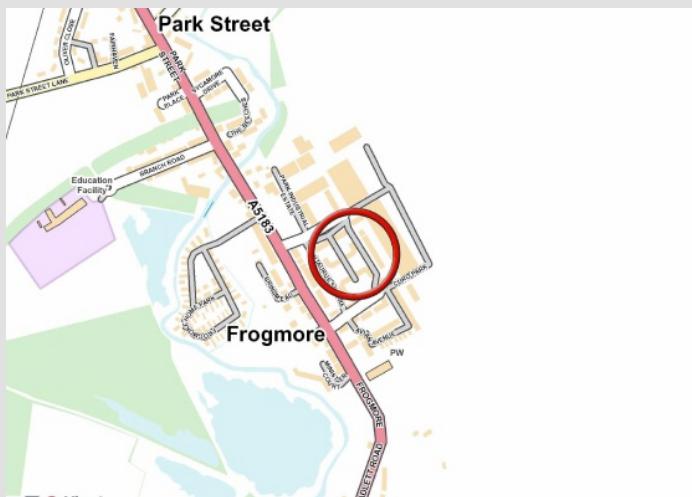
Parking

To the side and front of the property are two allocated parking spaces plus visitor's parking.

Communal Grounds

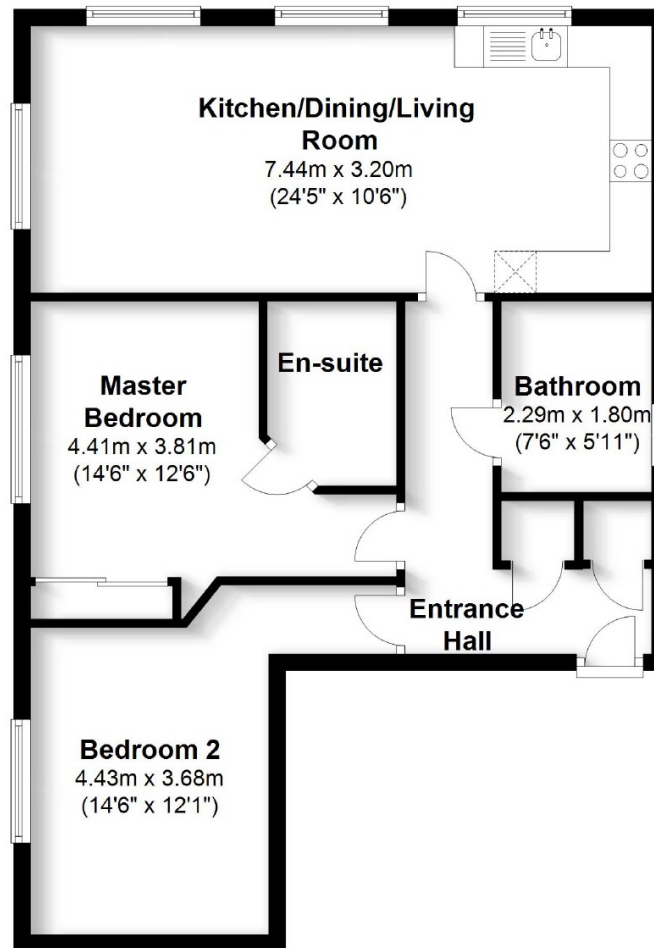
Mainly laid to lawn.

Energy Performance Rating: B



Ground Floor

Approx. 65.7 sq. metres (707.4 sq. feet)



Total area: approx. 65.7 sq. metres (707.4 sq. feet)

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.
Plan produced using PlanUp.

Fees Apply

Once you have found a rental property of your preference, please enquire about the fees which will be applicable to this particular property. Referencing fees are charged per individual from the age of 16 years and above. Additional fees may apply if a guarantor is required. For full information on how these fees are calculated, please contact the office.

Why Cassidy & Tate

At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully

transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of personnel is a core value of Cassidy & Tate. Boasting a combined level of experience

within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

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

£1474



