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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

COTTONMILL LANE
ST ALBANS
AL1 1HN

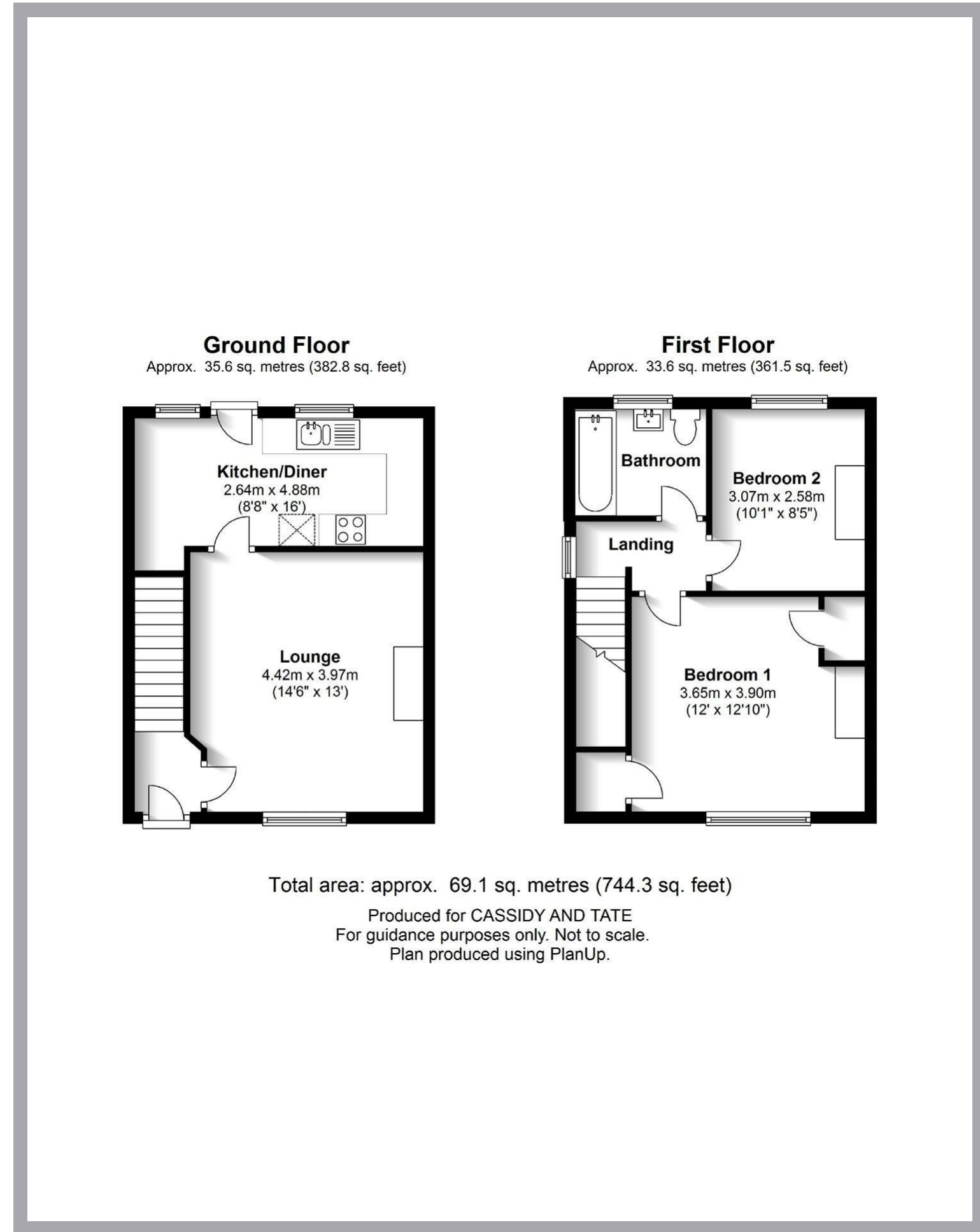
Guide Price £395,000

EPC Rating: G Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

A two double bedroom end of terrace property situated on the fringe of the city centre, a short walk from the mainline railway station and the Abbey Flyer which both provide services into London. The property offers double driveway for off road parking and to include a bright living accommodation spacious and comfortable lounge with feature fireplace, a 16ft fitted kitchen with dining area and an upstairs bathroom. Further benefits include double glazing, gas central heating and a grassed low maintenance, good sized rear garden allowing plenty of room to extend the property. Cottonmill Lane is positioned near the historic Roman City of St Albans including the Sopwell Nunnery Ruins and the River Ver, providing you with the splendour of the past as you enjoy the best of modern living. Sopwell House Hotel & Spa with its beautiful grounds and well known golf course, Westminster Lodge Leisure Centre and the bustling shopping centre are just a stone's throw away.



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

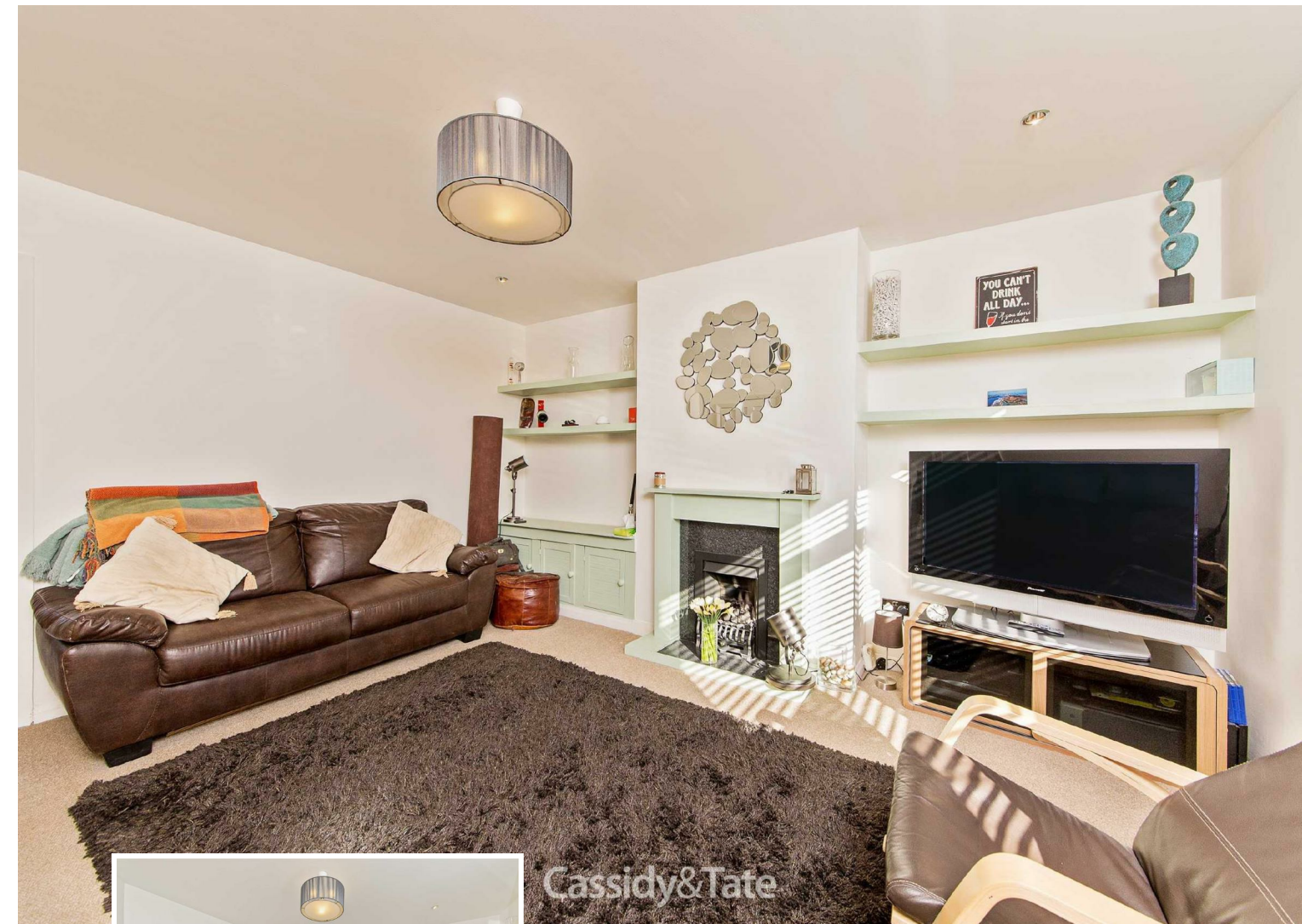
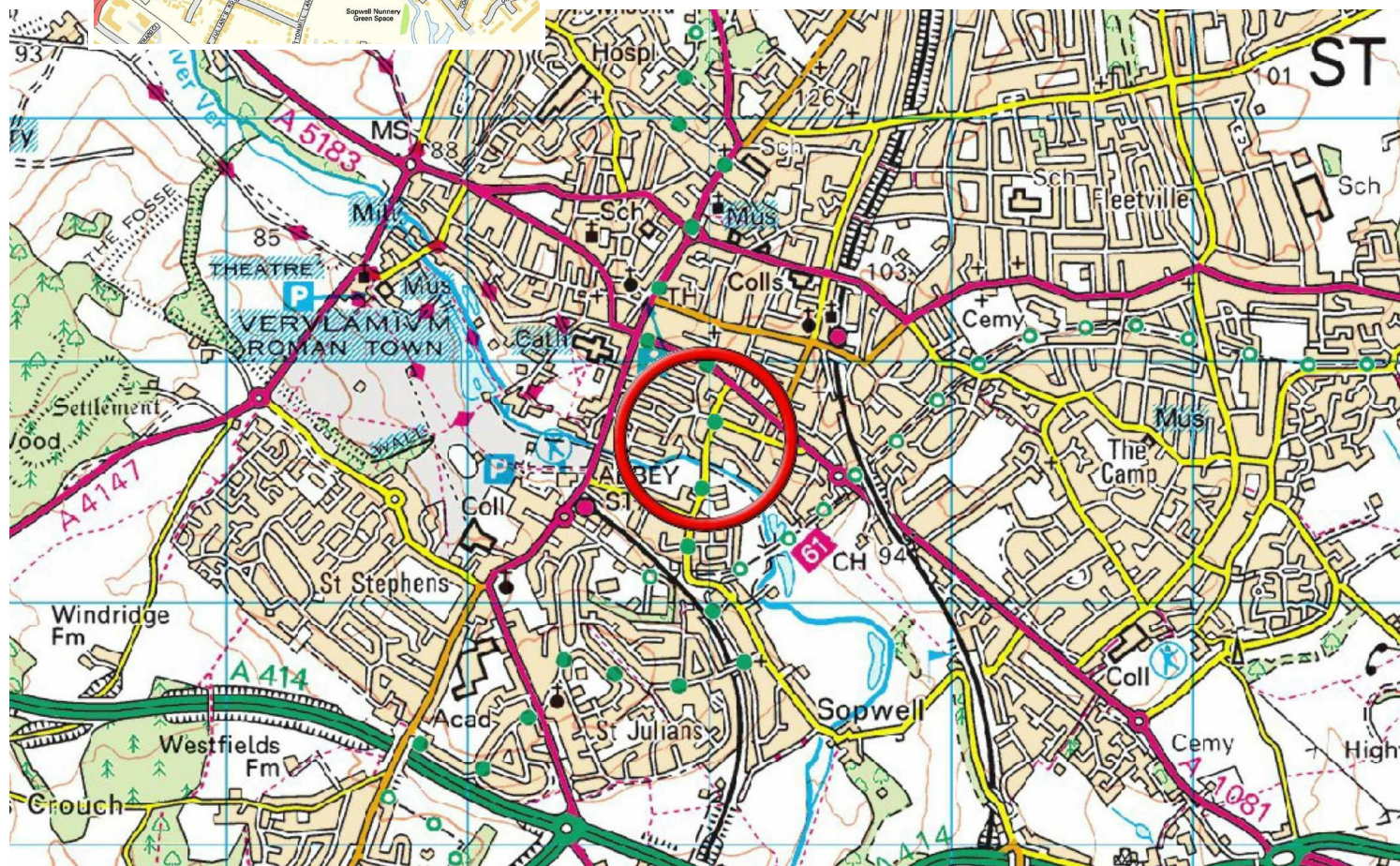
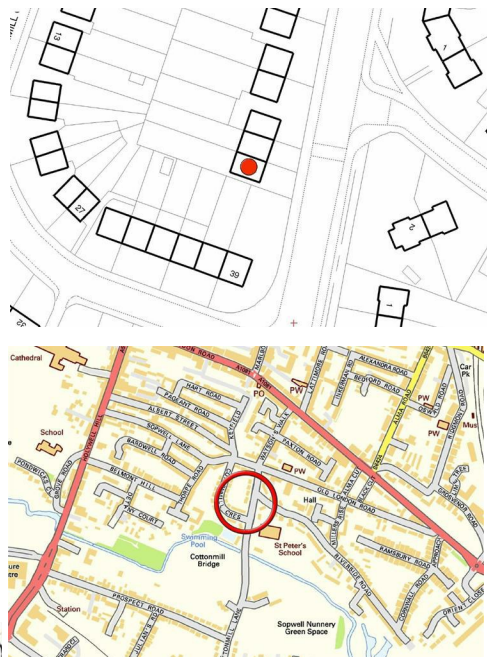
Why Cassidy & Tate

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

- End Of Terrace
- Off Street Parking
- Popular Schooling
- 16ft Kitchen/Diner
- Two Double Bedrooms
- Central Location
- Ideal for City Station
- Upstairs Bathroom

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	1	1

EU Directive 2002/91/EC





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