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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)



EASTFIELD COURT

ST ALBANS

AL4 9JL

£1,475 PCM





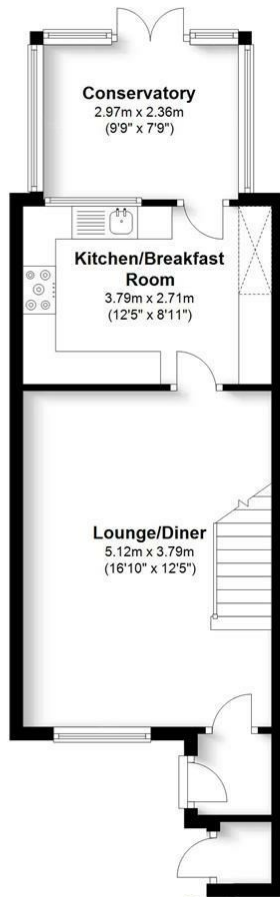
# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in a quiet cul de sac location in the popular residential development of Jersey Farm is this two double bedroom, mid terrace property. The property is presented in a lovely decorative order with living accommodation that is spacious and has a contemporary feel throughout. Downstairs is a well proportioned lounge/dining room, a modern fitted kitchen/breakfast room complete with integrated appliances, and a conservatory. Upstairs are two double bedrooms and a family size bathroom. Further features include gas central heating, double glazing, and a low maintenance rear garden with gated access to the rear. Eastfield Court is situated within the catchment of excellent primary and secondary schools. Jersey Farm is a sought after area of St. Albans as it boasts its own parade of shops including a 'Tesco' metro, a hairdressers and a doctor and dentist surgeries. The more comprehensive shopping and leisure facilities of the city centre and the mainline railway station, linking St. Albans to London, St Pancras, remains only a short car or bus ride away.



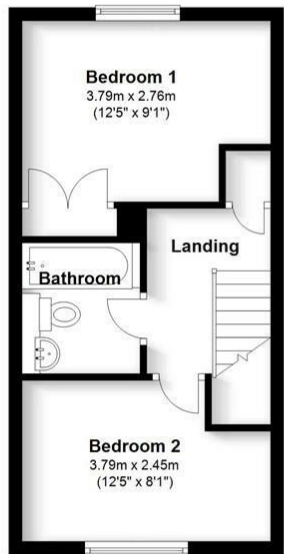
## Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



## First Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



Total area: approx. 69.7 sq. metres (750.6 sq. feet)

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



# 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



Cassidy&Tate

## Specialists in Bespoke Properties

- Two Double Bedrooms
- Spacious Lounge/Diner
- Conservatory
- Family Bathroom
- Private Garden
- Cul de Sac Location
- Long Term Let
- Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



