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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

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ST. ALBANS  
AL4 9NF

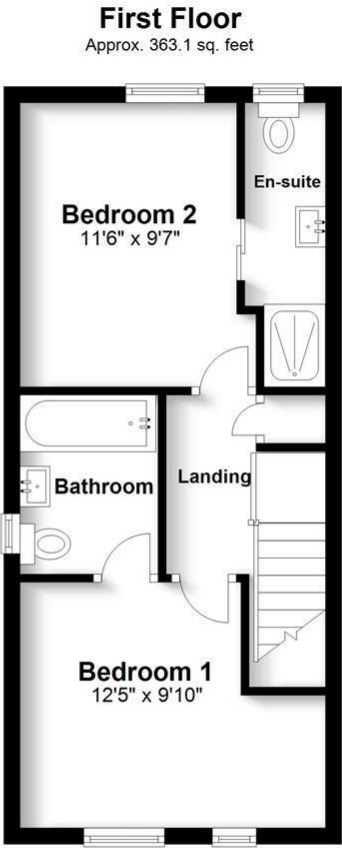
£2,000 Per Calendar Month

EPC Rating: C Council Tax Band: A



# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes department have an exciting opportunity to acquire this rare find that will appeal to down-sizers or professionals alike, who are looking to move into the ever popular area of Marshalswick. Much thought has gone into the footprint of this lovely brand new home to offer great living space arranged over two levels, and a functional floor plan that will secure a comfortable lifestyle. On the ground floor the open plan accommodation integrates a kitchen, dining and a living room plus a downstairs cloakroom. The first floor accommodates two double bedrooms with ample storage and two en suite bathrooms. Further benefits include off road parking and garden. Furse Avenue is a highly sought after and conveniently located address. Excellent schools are within walking distance as are the good local amenities found at the Quadrant parade which include a 'Marks & Spencer' food hall, a newly refurbished small supermarket, post office, hairdressers to name but a few. The mainline railway station is close by as are the extensive shopping and leisure facilities of the city centre.



Total area: approx. 717.9 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. 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

- Brand New Build
- Located In Marshalswick
- Kitchen/Lounge/Diner
- Off Street Parking
- Detached House
- Two Double Bedrooms
- Downstairs Cloakroom
- Available Now

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 91        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 79      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



