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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

HIGH STREET  
ST. ALBANS  
AL3 4EW

Guide Price £795,000

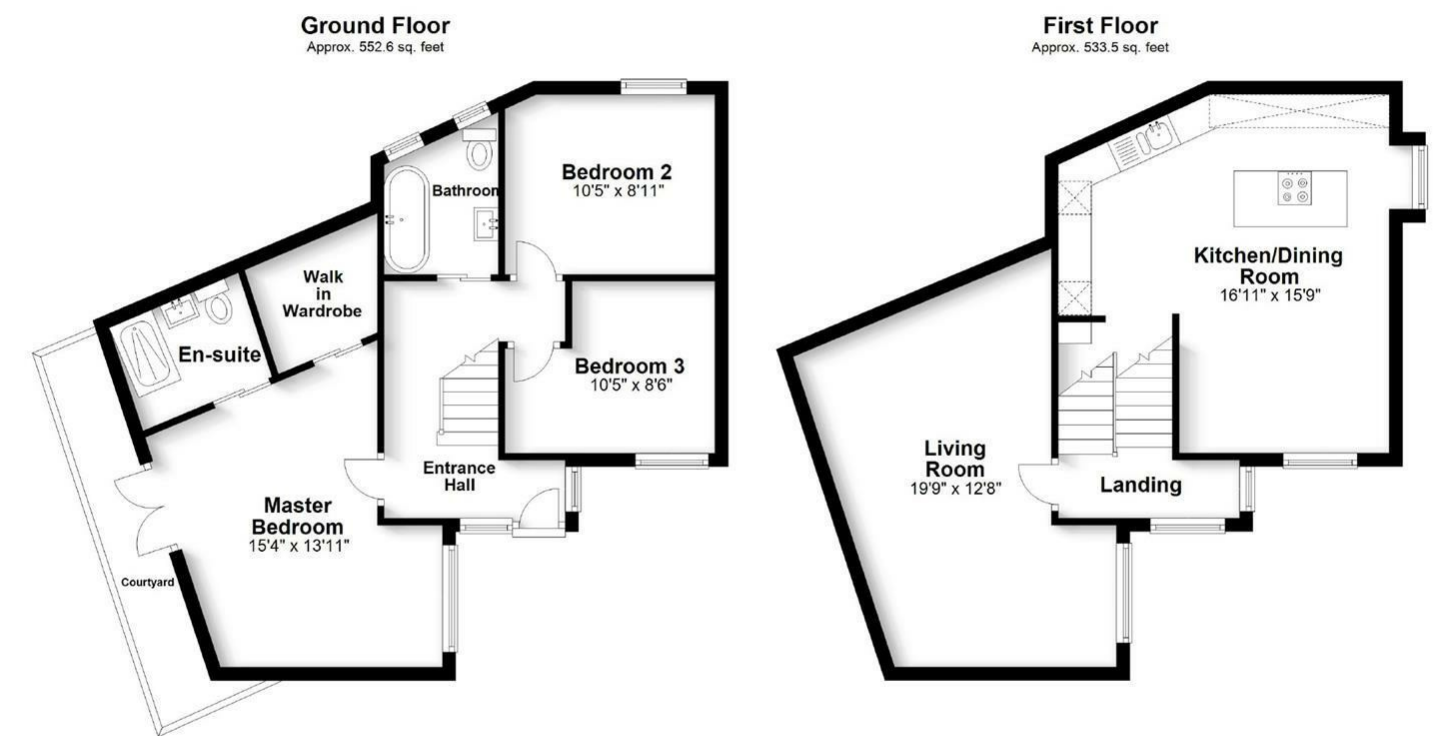
EPC Rating: G Council Tax Band: E





# All The Ingredients Needed For A Fabulous Lifestyle

A real one of a kind property, which has been intelligently designed to maximise the views of its historic surroundings. 3 Waxhouse Gate is a contemporary four level, deceptively spacious, three double bedroom home with the living area located on the upper floors, giving views overlooking the Vintry Garden, the Verdun tree and the wonderful 11th century Cathedral and Abbey Church. The property echoes style and elegance, with every element of this home being carefully considered to be as functional as it is unique. Once inside, you will not be disappointed. The master bedroom is located on the ground floor and enjoys the facilities of a luxury en-suite, walk-in wardrobe and double doors that open to the side of the property. On the first floor are two double bedrooms, and the family bathroom. The well-balanced living room is positioned on the third floor. The well-appointed kitchen/dining room is situated on the fourth floor and features a modern range of cabinetry, quality integrated appliances, granite worktop surfaces, and Amtico flooring. The kitchen island and dining space has been orientated to maximise the unique views as you prepare the meals or dine. Waxhouse Gate is located just off the High Street, and approached via an archway which used to be a grand medieval gateway through the Abbey walls. City centre living will not get better than this, where good restaurants and plenty of places to socialise are on your doorstep. Verulamium Park, with its Roman remains, boutique shops and two railway stations, linking St. Albans to London in just under 30 minutes are all within walking distance.



Total area: approx. 1086.1 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

- Amazing Location
- Neighbouring St. Albans Abbey
- Split Over Three Levels
- Very High Spec Fixtures
- Located In Central St. Albans
- Three Bedroom Detached
- Fully Refurbished Throughout
- Vacant & Chain Free

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





