



## All The Ingredients Needed For A Fabulous Lifestyle

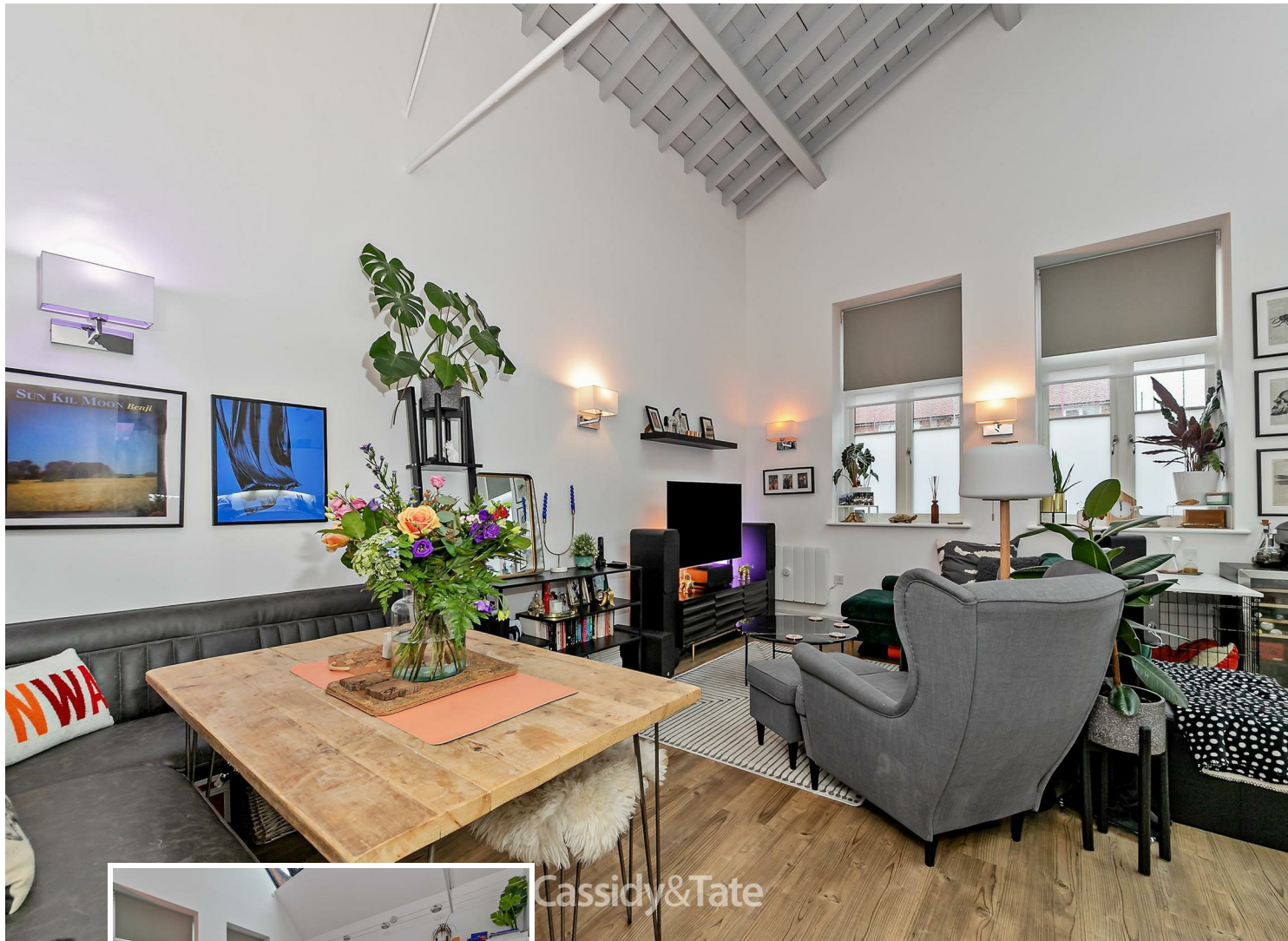
A stunning two double bedroom ground floor apartment in this select development. Hansell House is a refurbished Grade Two listed building which was once part of the Nicholson & Co garment factory dating back to beginning of the 20th Century. The light and stylish accommodation includes a feature open plan kitchen/living area with a vaulted ceiling and Velux windows with scope to add a mezzanine level. There are two double bedrooms with an interconnecting luxury bathroom. Outside, there is a secure allocated parking space and ample provisions for bicycles. The building design retains its decorative Dutch gables and elaborate terracotta detailing. In addition two courtyards have been incorporated as spacious communal areas into the design with glass roofs filling them with light. The courtyards feature the original trusses and the north-lights of the listed building. The development is well positioned for the local shops including Morrisons supermarket and is within a 15 minute walk of the mainline station.

## HANSELL GARDENS

ST. ALBANS  
ALI 5GF

Asking Price £450,000





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## Specialists in Bespoke Properties

- Two Bedroom Conversion
- Feature Vaulted Ceiling
- Open Plan Kitchen/Lounge
- Superb Communal Area
- Award Winning Development
- Luxury Bathroom
- Allocated Parking
- Long Lease

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>	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) <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>		
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# 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*



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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



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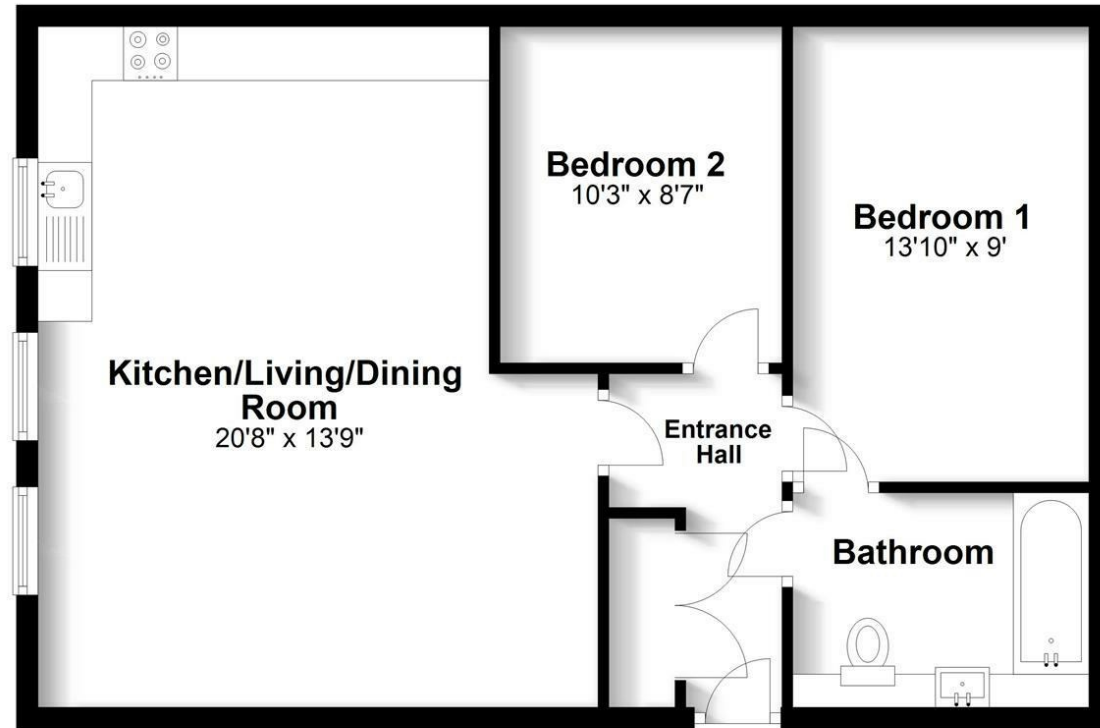
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### Ground Floor

Approx. 660.4 sq. feet



Total area: approx. 660.4 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.



## Award Winning Agency