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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HUGHENDEN ROAD
ST ALBANS
AL4 9QS

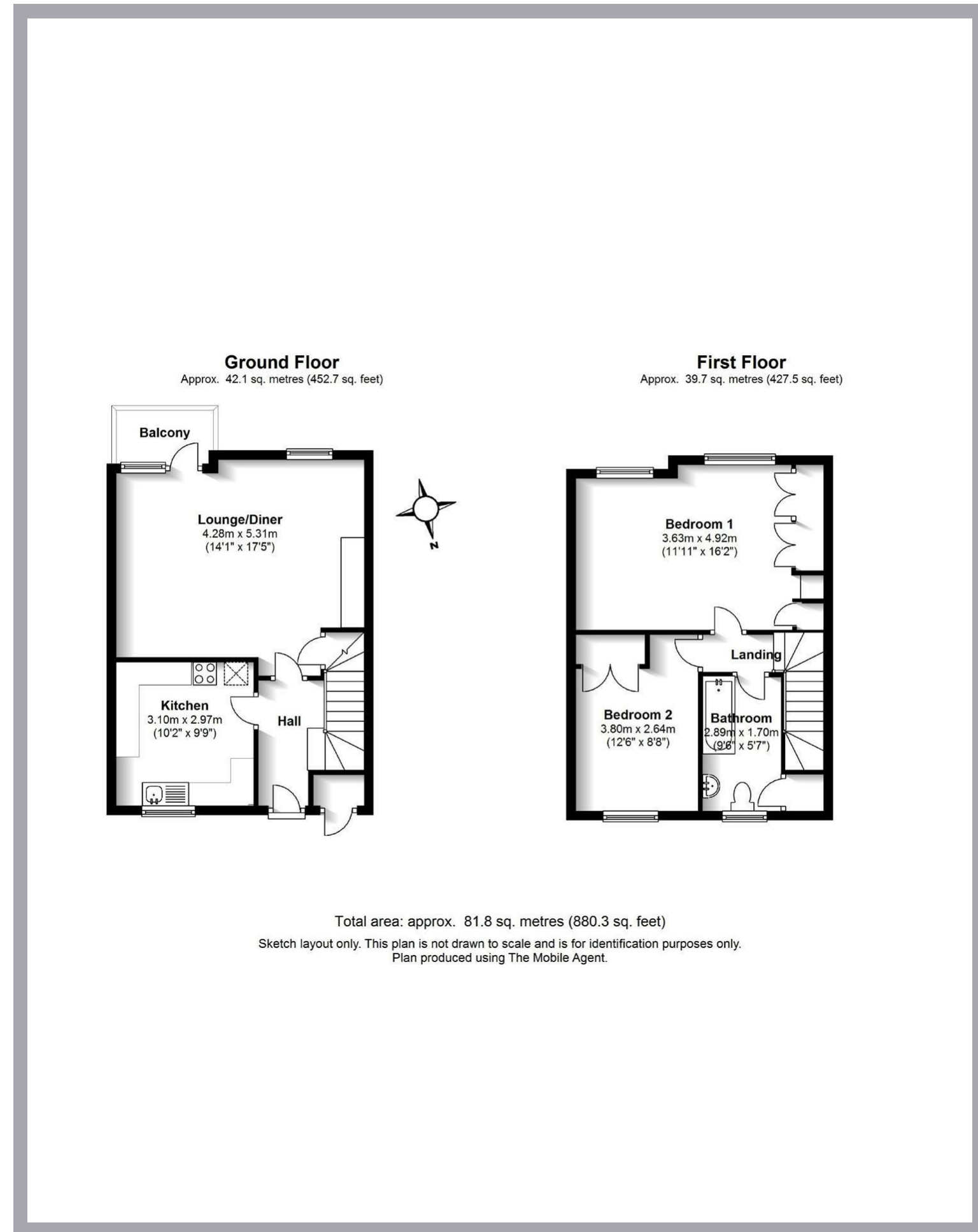
Price £215,000

EPC Rating: G Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

This two double bedroom ground floor split level maisonette features a modern interior and has been well maintained to a good standard by the current owner. The property features a recently fitted modern bathroom suite, replaced gas central heating boiler, rewired, a balcony from the lounge, extended lease, storage shed, well maintained communal gardens to be enjoyed by all residents and a garage with parking to the front just walking distance away from the property. Situated in the heart of Marshalswick, within walking distance of excellent shops and amenities plus easy access to the City Centre and mainline train station.



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

- Two Double Bed Split Level
- Gas Central Heating
- Garage & Parking
- Extended Lease
- Double Glazed
- Private Balcony
- Modern Refitted Bathroom
- Chain Free

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		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



