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HARVEST COURT
ST. ALBANS
AL4 9QY

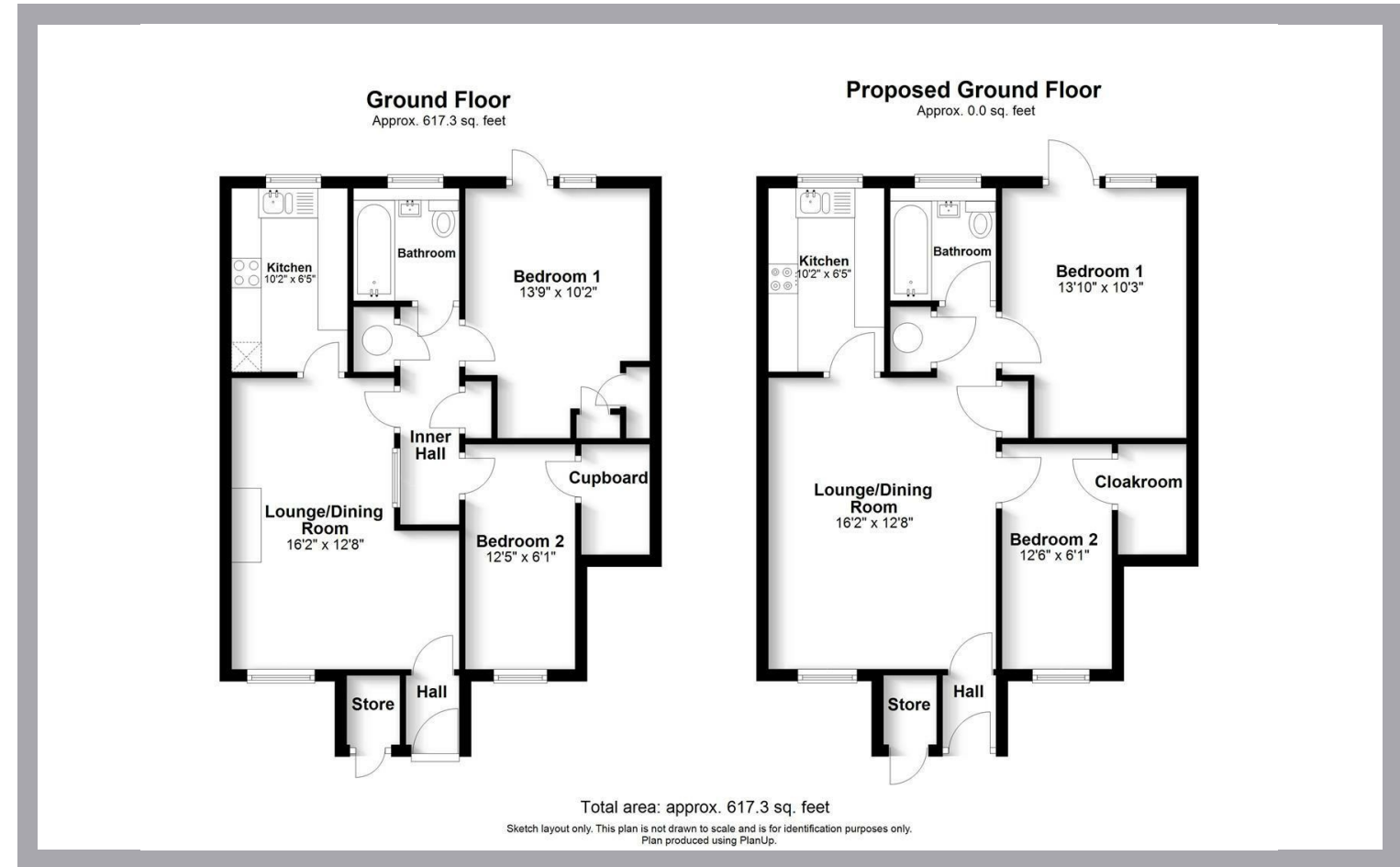
Asking Price £275,000



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

For the over 60s only an ideal purchase for the buyer who is looking to maintain their independence but wanting the reassurance of a controlled and safe environment, this ground floor, two double bedroom maisonette will make the perfect home. The property forms part of a purpose built complex located in the popular residential development of Jersey Farm and has an on-site scheme manager. The maisonette is positioned on the ground floor with direct access to a private rear garden. Living accommodation is well presented and comprises of an entrance hall, lounge/diner, modern kitchen, two double bedrooms and a bathroom suite with spa bath. The bedroom furniture and white goods are included. Further benefits include triple glazing in the lounge, bathroom and kitchen with double glazing elsewhere, communal gardens to be enjoyed by all residents, and private parking for residents and visitors. Harvest Court is ideally located close to good local amenities including a 'Tesco' Metro, doctor and dentist surgeries with Post Office and ATM. St. Albans city centre with its excellent shopping and leisure facilities plus the mainline railway station remain only a short distance away.



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.



Specialists in Bespoke Properties

- Two Bedroom Maisonette
- Ground Floor
- Convenient Location
- No Upper Chain
- Over 55s
- Private Garden
- Council Tax D £2,199
- EPC Rating D

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			
Not energy efficient - higher running costs			
		67	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	