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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

THE QUADRANT  
ST ALBANS  
AL4 9RD

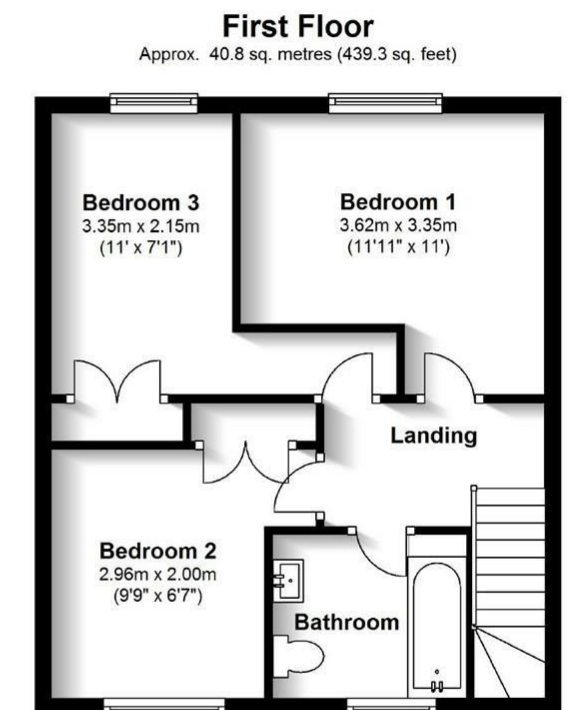
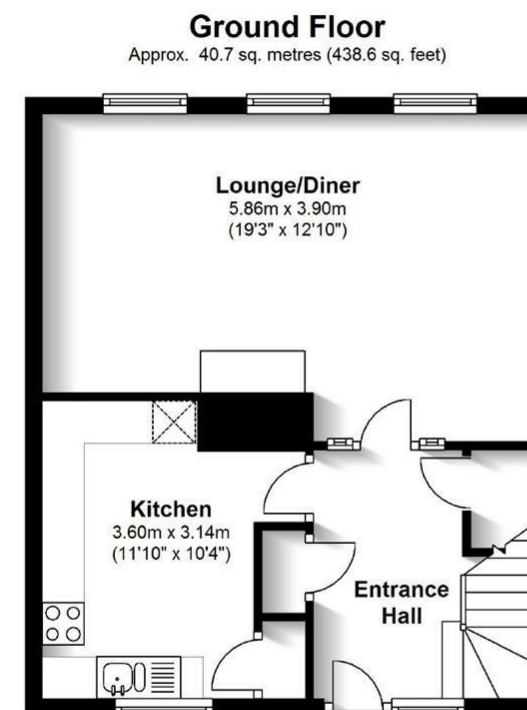
Guide Price £250,000

EPC Rating: G Council Tax Band: C



## All The Ingredients Needed For A Fabulous Lifestyle

This spacious three bedroom maisonette located above the shops in the Quadrant parade and the popular area of Marshalswick. The property boasts well proportioned and versatile living spaces that provides a bright and airy ambience throughout. Features include a superb and well balanced lounge/diner, fitted kitchen, three generous sized bedrooms and a family sized bathroom. Further features include parking to the rear allocated on a first come first served basis. The Quadrant parade enjoys many good shopping facilities and eateries to briefly comprise of a small supermarket, bakeries, pharmacy, hairdressers and a newsagent/post office, to name but a few. St Albans city centre with its varied shopping and leisure facilities and the mainline railway station remain only a short bus or car ride away.



**Total area: approx. 81.6 sq. metres (877.8 sq. feet)**  
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using PlanUp.

# 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

- Split Level Maisonette
- Lounge/Diner
- Chain Free
- Located In The Quadrant
- Three Double Bedrooms
- GCH & Double Glazing
- Ideal Investment Purchase
- Catchment To Local Schools

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>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



