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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MILTON ROAD
HARPENDEN
AL5 5LQ

Price Guide £425,000

EPC Rating: F Council Tax Band:



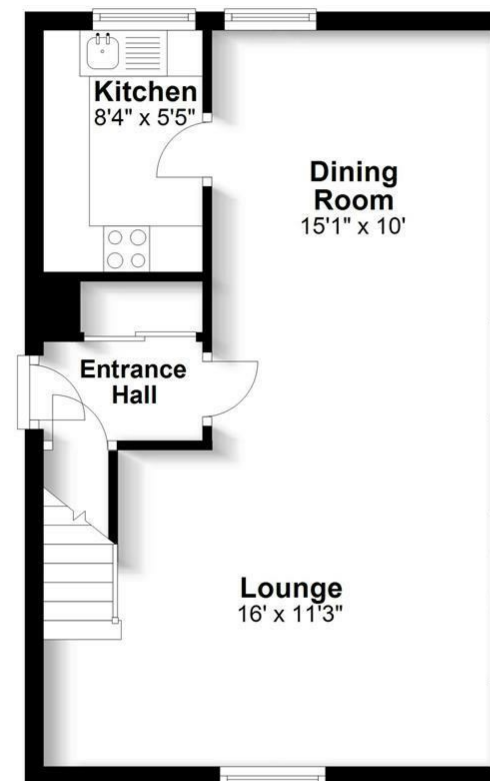
All The Ingredients Needed For A Fabulous Lifestyle

A full refurbishment project has transformed this two bedroom, top floor apartment, which offers spacious and versatile living spaces and combines an elegantly stylish interior with a good quality finish throughout. The property enjoys bright and light filled rooms that enjoy views over the well tended communal grounds. A well proportioned lounge flows beautifully through to the dining room, perfect for playing host whilst entertaining or relaxing after a busy day's work. Further features include a modern fitted kitchen, two double bedrooms, a modern, luxury bathroom suite and parking for residents. The Cedars is positioned in a sought after location within close proximity of Harpenden's High Street which offers a variety of shopping facilities and eateries, and is a stone's throw away from the railway station, offering easy access to London, St Pancras, by means of the First Capital Connect service.



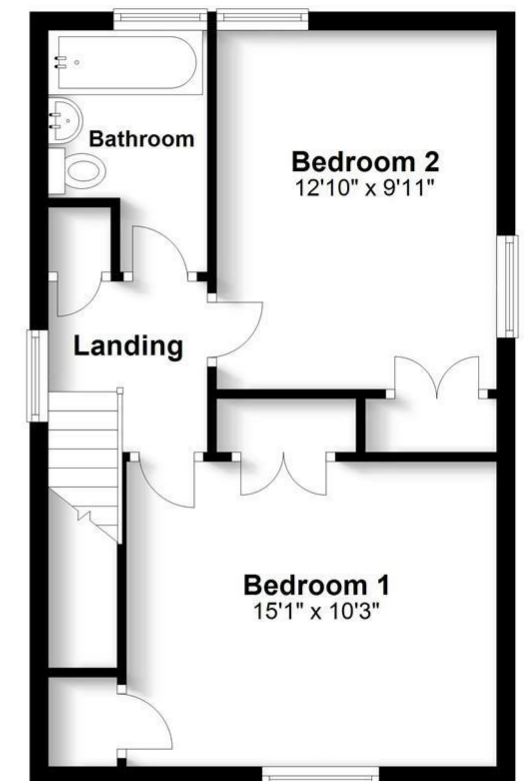
Ground Floor

Approx. 420.2 sq. feet



First Floor

Approx. 414.8 sq. feet



Total area: approx. 835.0 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

- Two Double Bedrooms
- Fully Refurbished
- Walking To High St
- Off Street Parking
- Split Level Apartment
- 835 Square Feet
- Chain Free
- Long Lease

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		34	53
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



