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Cassidy
&Tate
Your Local Experts



Cassidy&Tate



Cassidy&Tate

Award Winning Agency

LARKSWOOD RISE
HERTFORDSHIRE
AL4 9JU

www.cassidyandtate.co.uk

£1,475 PCM



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A two bedroom end of terrace property situated in an excellent location. The property is nestled in a quiet cul de sac location in the ever popular Jersey Farm residential development within the catchment of highly acclaimed schools and good local amenities. On the ground floor the property features an entrance hall, fitted kitchen, a well proportioned lounge/diner with doors leading to the rear garden. Two double bedrooms and a family bathroom are situated on the first floor. Further benefits include double glazing, gas central heating and a garage en bloc. The property also enjoys a rear garden with patio area. Jersey Farm is situated to the northeast side of St. Albans and enjoys its own parade of shops including a 'Tesco' metro, hairdressers and a doctor and dentist surgeries. The more comprehensive shopping and leisure facilities to the city centre and the mainline railway station remain only a short distance away. Unfurnished. Available Now.



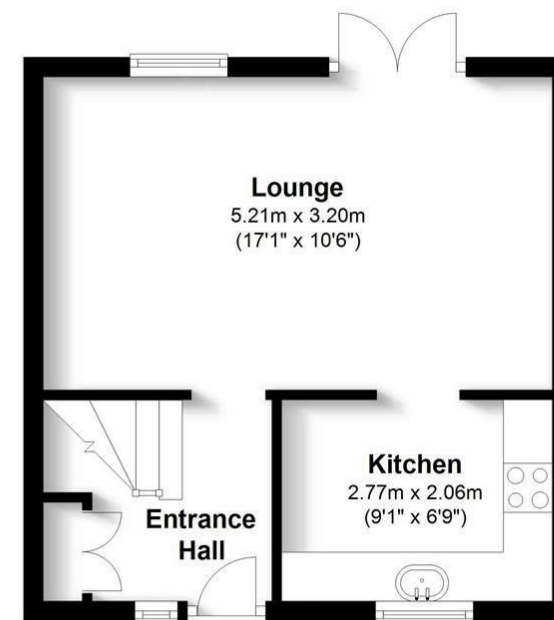
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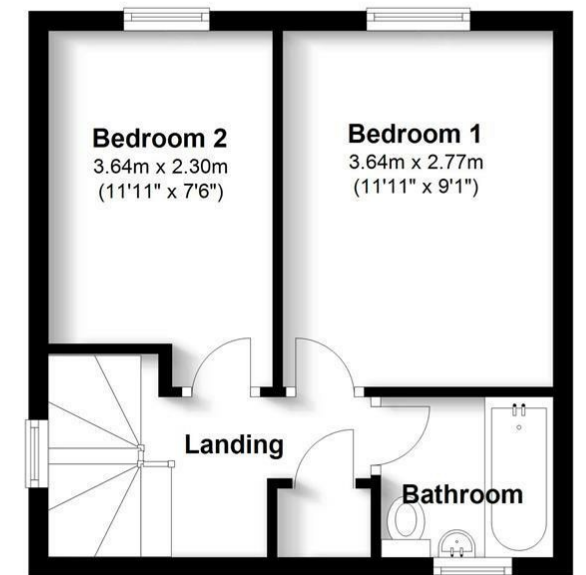
Ground Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 55.8 sq. metres (600.1 sq. feet)

Produced for CASSIDY AND TATE
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

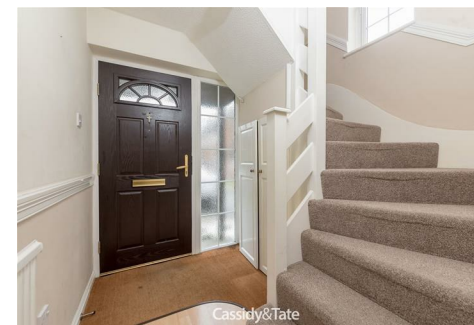
Why Cassidy & Tate

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 Bedrooms
- Kitchen
- Gas Central Heating
- Unfurnished
- Living/Dining Room
- Bathroom
- Garage En Bloc
- Available Now

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

