

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

RYECROFT COURT

ST ALBANS

AL4 0SW

Price Guide £350,000

EPC Rating: G Council Tax Band: C

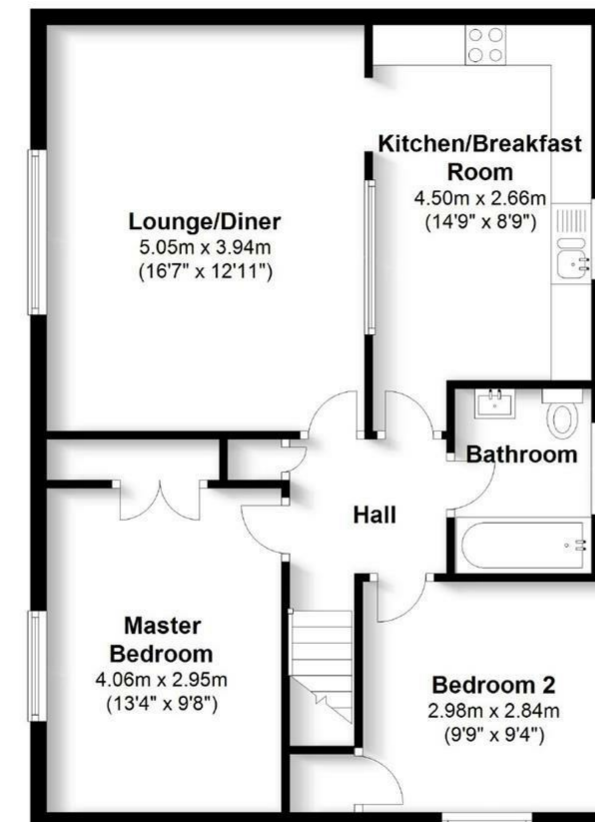
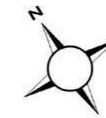


## All The Ingredients Needed For A Fabulous Lifestyle

Positioned overlooking attractive open fields is this spacious and beautifully presented, two double bedroom, first floor maisonette. The property is a comfortable home with living accommodation that is both well proportioned and flexible. Features include a 16ft lounge, a modern fitted kitchen/breakfast room, two double bedrooms and bathroom. The property further boasts a garage situated en-bloc, parking for residents and attractive well maintained communal grounds for the exclusive use of residents only. Further benefits include a long lease with approximately 950 years remaining. Ryecroft Court is situated to the East of St Albans with bus routes giving easy access to St Albans City Centre, the mainline railway station and excellent local schools. Also Alban Way which is located close by, is a trail for cyclists and walkers providing a safe, traffic-free route for leisure and commuting including access to St Albans city station.



**Top Floor**  
Approx. 66.6 sq. metres (716.8 sq. feet)

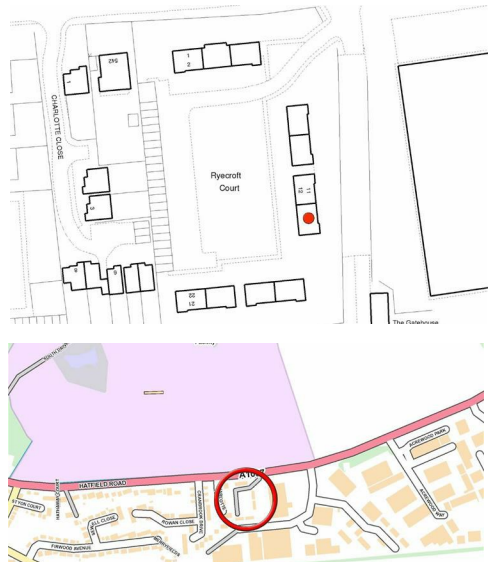


Total area: approx. 66.6 sq. metres (716.8 sq. feet)

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



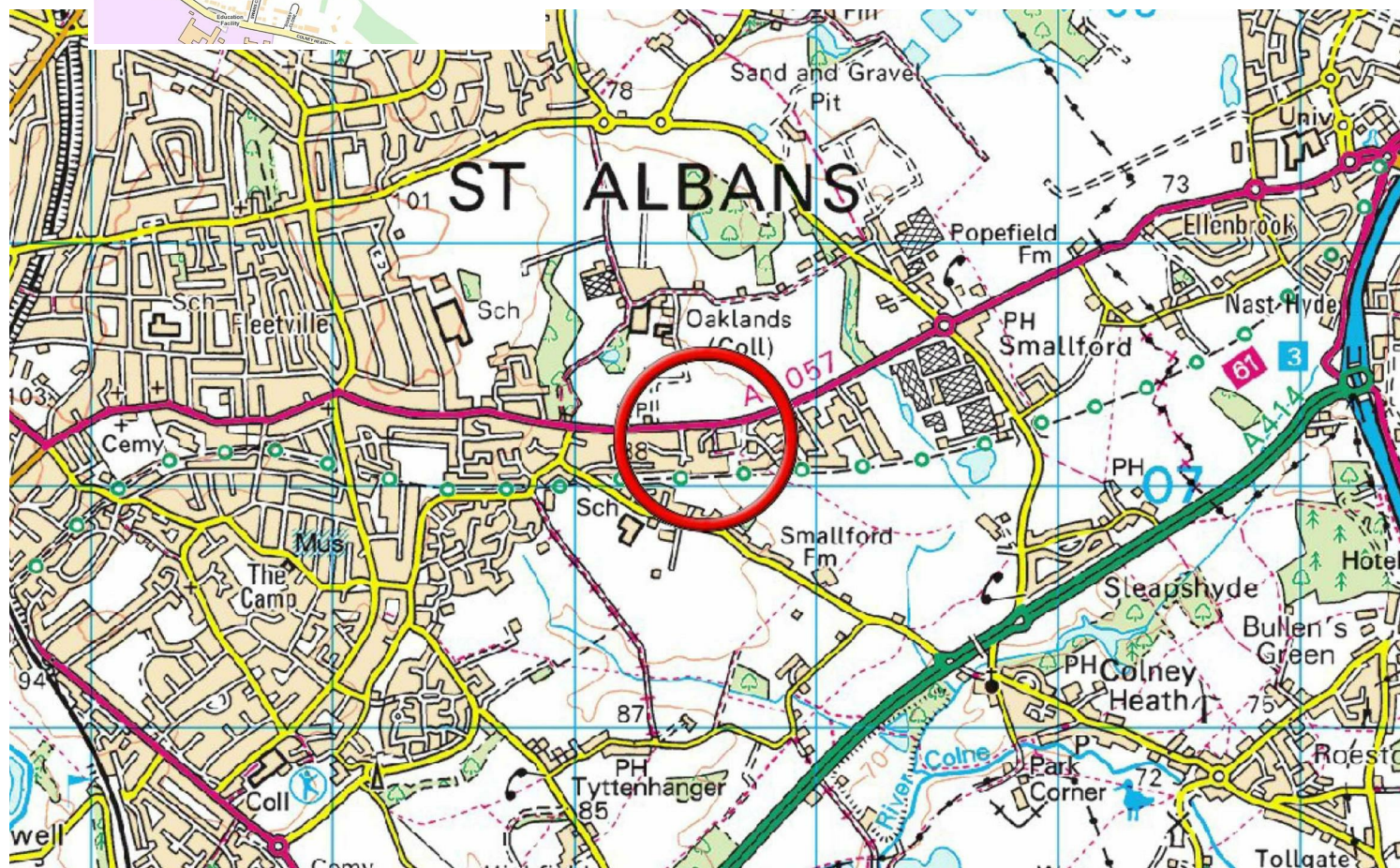
## Why Cassidy & Tate

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



Cassidy&Tate

## Specialists in Bespoke Properties

- First Floor Maisonette
- Two Double Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- Family Bathroom
- Long Lease 900 Plus
- Garage En-Bloc
- Off Street Parking

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		



