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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LONDON ROAD  
ST ALBANS  
ALI ING

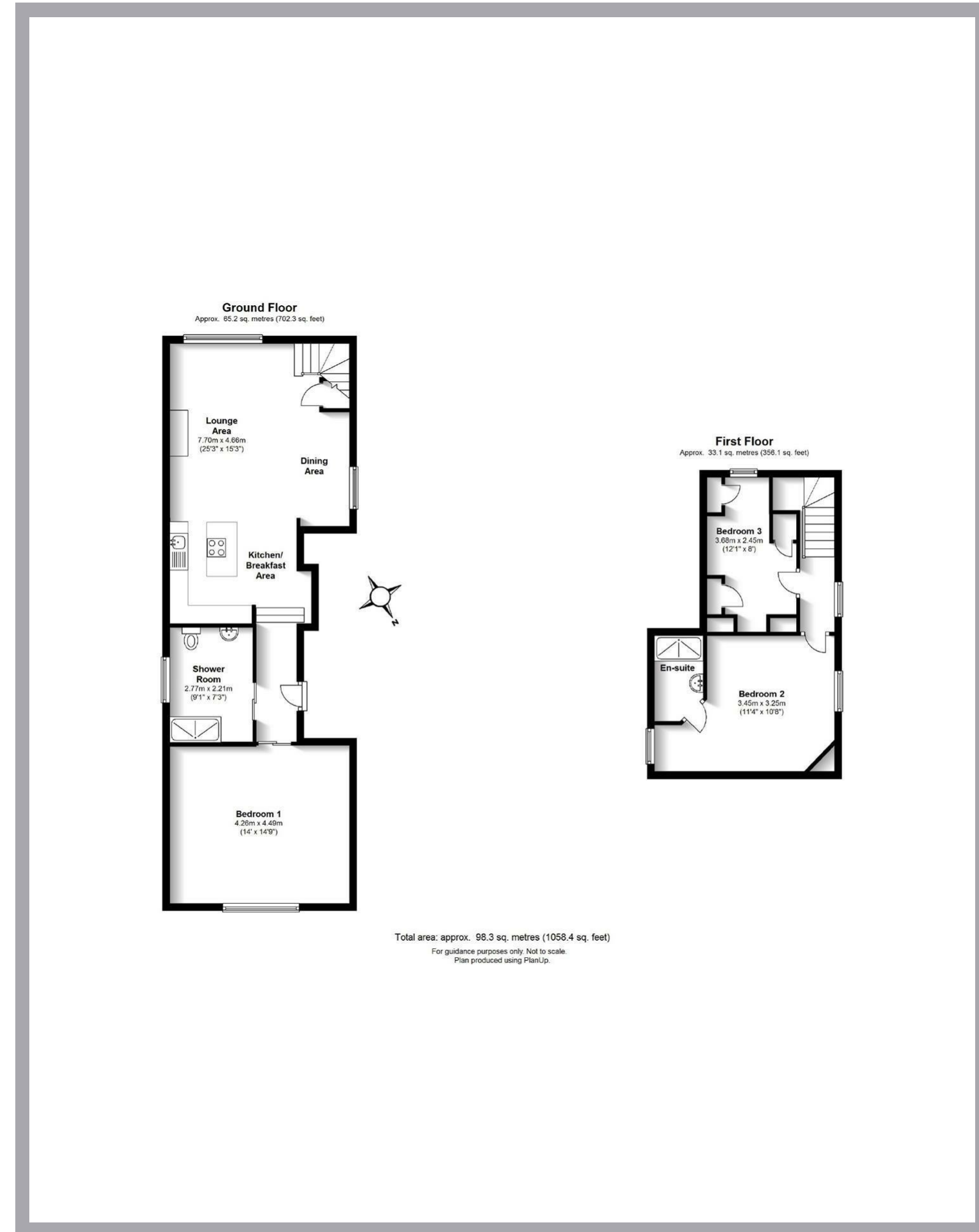
Guide Price £475,000

EPC Rating: G Council Tax Band: C



# All The Ingredients Needed For A Fabulous Lifestyle

A stylish three bedroom split level maisonette situated in a central position within a short walk of the city centre and mainline railway station. The property has been sympathetically redesigned by the current vendor to offer a stunning apartment with approximately 1100 square feet of living accommodation. The accommodation is arranged over two levels and comprises a welcoming entrance hall, an open plan kitchen/living area and a large double bedroom which could be a versatile third bedroom or a separate reception room. The fitted kitchen is modern with integrated appliances and a centre island whilst the living area has a contemporary feel, ideal for entertaining. On the first floor is the master bedroom with an en suite shower room and second double bedroom. This lovely property has a real feel of luxury and would ideally suit a busy commuter or investment buyer. Additional benefits are a long lease and two residents parking permits.



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

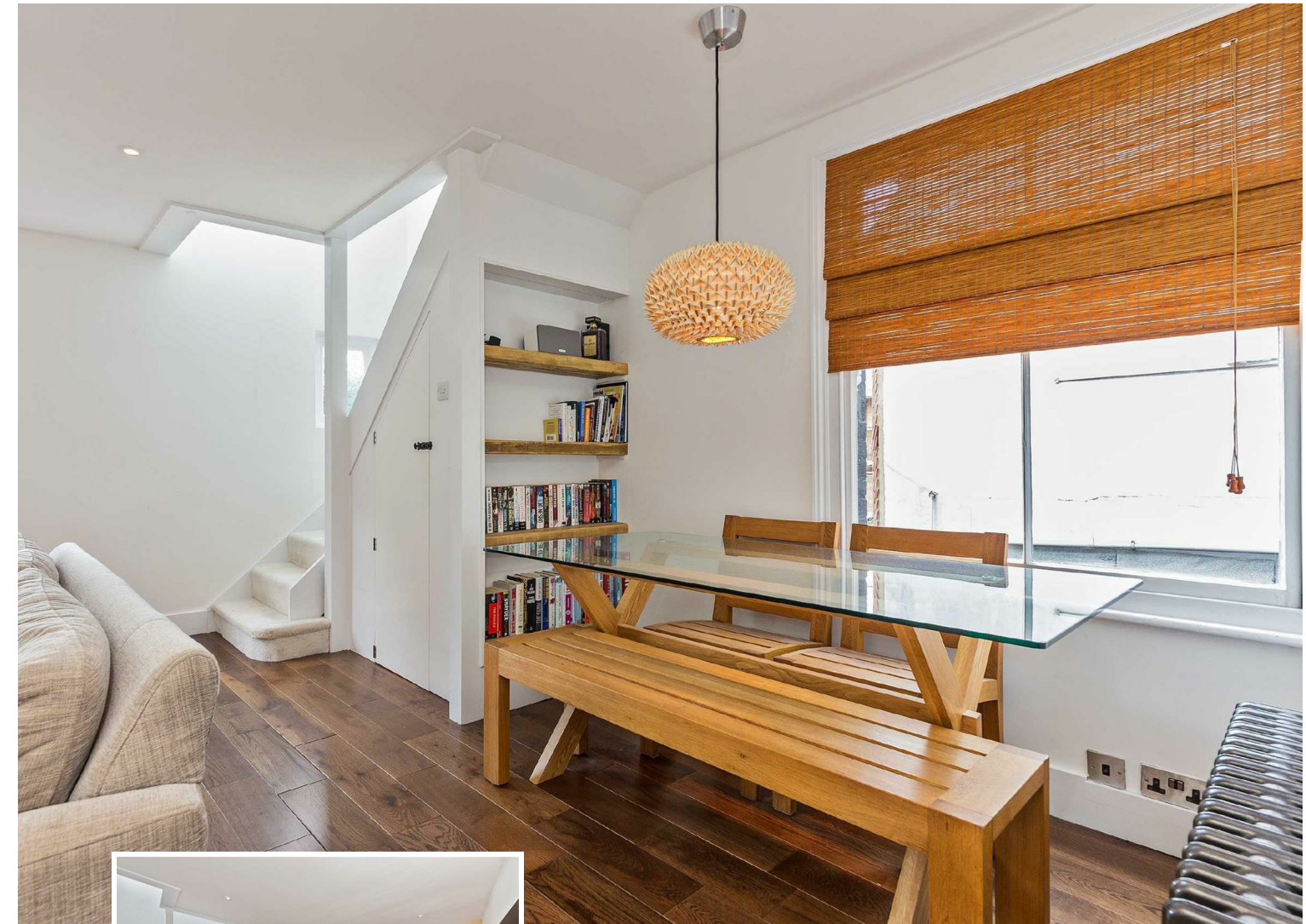
## Why Cassidy & Tate

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

- City Centre Location
- Open Plan Accommodation
- Lounge/Dining Area
- Split Level Accommodation
- Three Bedroom Maisonette
- Kitchen/Breakfast Area
- Two Shower Rooms
- Fully Refurbish Property

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		

EU Directive 2002/91/EC



