

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

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

GOLDEN LION MEWS

ST. ALBANS

AL2 1RG



# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes have the pleasure in offering to the market a brand new development of luxury one and two bedroom apartments and three and four bedrooms houses within this lovely High Street location situated in London Colney. Constructed by reputable builders Queenswood Homes who have been building new homes of quality and distinction for many years. The development will make beautiful homes where the use of simple lines and smart use of space will help to create a welcoming and comfortable haven. The design and layout of the properties has all aspects covered when it comes to style and convenience. Convenience and space will continue outside with the landscaped gardens and allocated parking for all resident's. The location of this property has something for every lifestyle. Close to schools, public transport and ease of access to the surrounding motorway networks. Another added benefit on this site is that the Help To Buy Scheme is available.



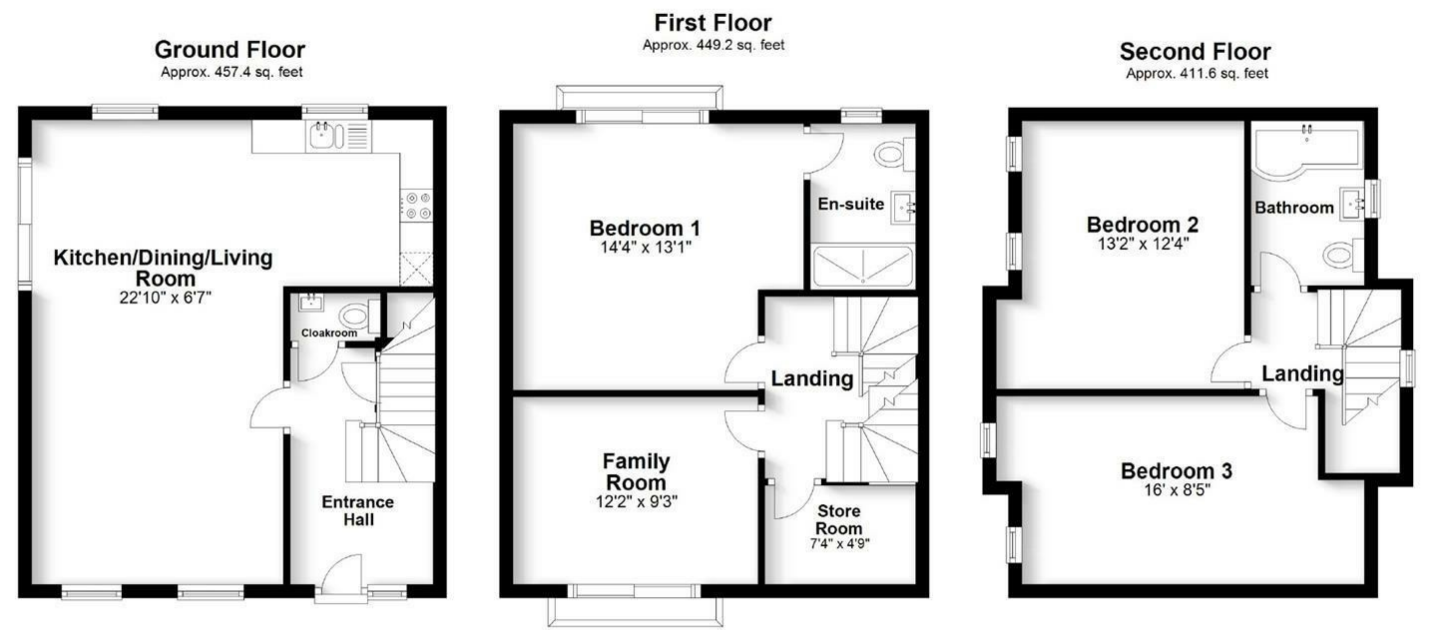
LAND & NEW HOMES NETWORK

Cassidy & Tate

- Our 450 branch network
- Our buyer databases
- Our marketing might
- Our energy and commitment

**Your development**

#welovewhomenew



Total area: approx. 1318.2 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



Your land requirements.  
My priority.

### Stuart Cassidy

Whether you're searching for your next development site or looking to sell your land, I can help.

Let's discuss your plans today.

✉ [stuart@cassidyandtate.co.uk](mailto:stuart@cassidyandtate.co.uk)  
☎ 01727 228428  
🌐 [cassidyandtate.co.uk](http://cassidyandtate.co.uk)



- Brand New Build Development
- Selection of 1,2,3,& 4 Beds
- Completion Late Autumn
- Prices £300,000 - 600,000
- High Street Location
- Apartments & Houses
- Queenswood Homes Builders
- Land & New Homes Network

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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



