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Cassidy
&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



SOPWELL LANE
HERTFORDSHIRE
AL1 1RW

£1,700 PCM

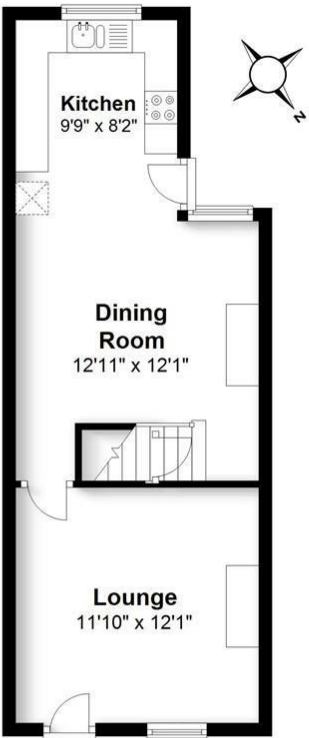


All The Ingredients Needed For A Fabulous Lifestyle

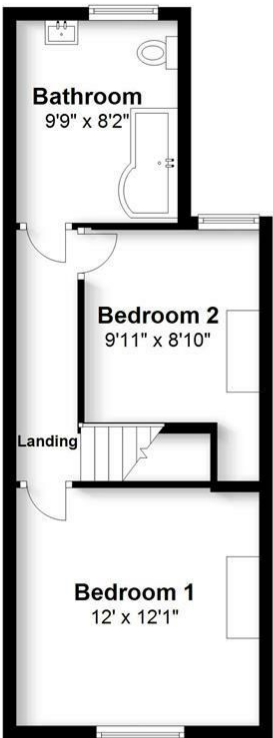
A charming two bedroom terraced period property situated in a sought after conservation area of St. Albans. Re-furnished to a good standard throughout the property boasts deceptively spacious living accommodation where character features such as sash style windows meet with modern day conveniences. On the ground floor is a well proportioned lounge open to a kitchen fitted with modern white units and contrasting work tops. Door from the kitchen leads to the side of the property and to the low maintenance courtyard rear garden. Upstairs are two double bedrooms and a stylish family sized bathroom. Parking for the property is available by obtaining the necessary permits. Sopwell Lane is located just off Holywell Hill, close to the beautiful open spaces of Verulamium, St. Albans Cathedral and the excellent amenities of the city centre itself. The Abbey Flyer which connects St.Albans to Watford junction and in turn leads to Euston, London is a stroll away, whilst the mainline railway station into London, St Pancras is only a short distance away. Available 13th June.



Ground Floor
Approx. 384.8 sq. feet



First Floor
Approx. 387.2 sq. feet



Total area: approx. 772.0 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

- City Centre Location
- Living Room
- Kitchen
- Available 13th June
- Two Bedrooms
- Dining Room
- Unfurnished
- Walking Distance To Train Station

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

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

