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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HUGHENDEN ROAD
ST ALBANS
AL4 9QN

Price Guide £274,000

EPC Rating: G Council Tax Band: B



All The Ingredients Needed For A Fabulous Lifestyle

Properties like this two bedroom first floor maisonette are few and far between where the prospective buyer, a first time buyer or an investment buyer, will have the chance to create a comfortable and functional home. The property features its own private entrance, a well balanced lounge, a fitted kitchen, two bedrooms and a bathroom. Further benefits include well tended communal grounds for the exclusive use of residents, no onward chain. There is also a garage en-bloc and storage shed. The property is currently let at £925 pcm. Tenant happy to stay on with property. Hughenden Road is situated in a superb location, within the popular area of Marshalswick. The property is a short walk to the Quadrant parade where you will find a newsagent/post office, a small supermarket, hairdressers, and bakeries to name but a few. St. Albans city centre with its extensive shopping and leisure facilities remain a short bus or car ride away.



Total area: approx. 500.4 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

- Located In Marshalswick
- Two Bedrooms
- First Floor
- Communal Gardens
- Ideal For FTB or Investors
- Lounge/Diner
- Garage & Storage Shed
- Chain Free

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	



