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Cassidy  
& Tate  
Your Local Experts



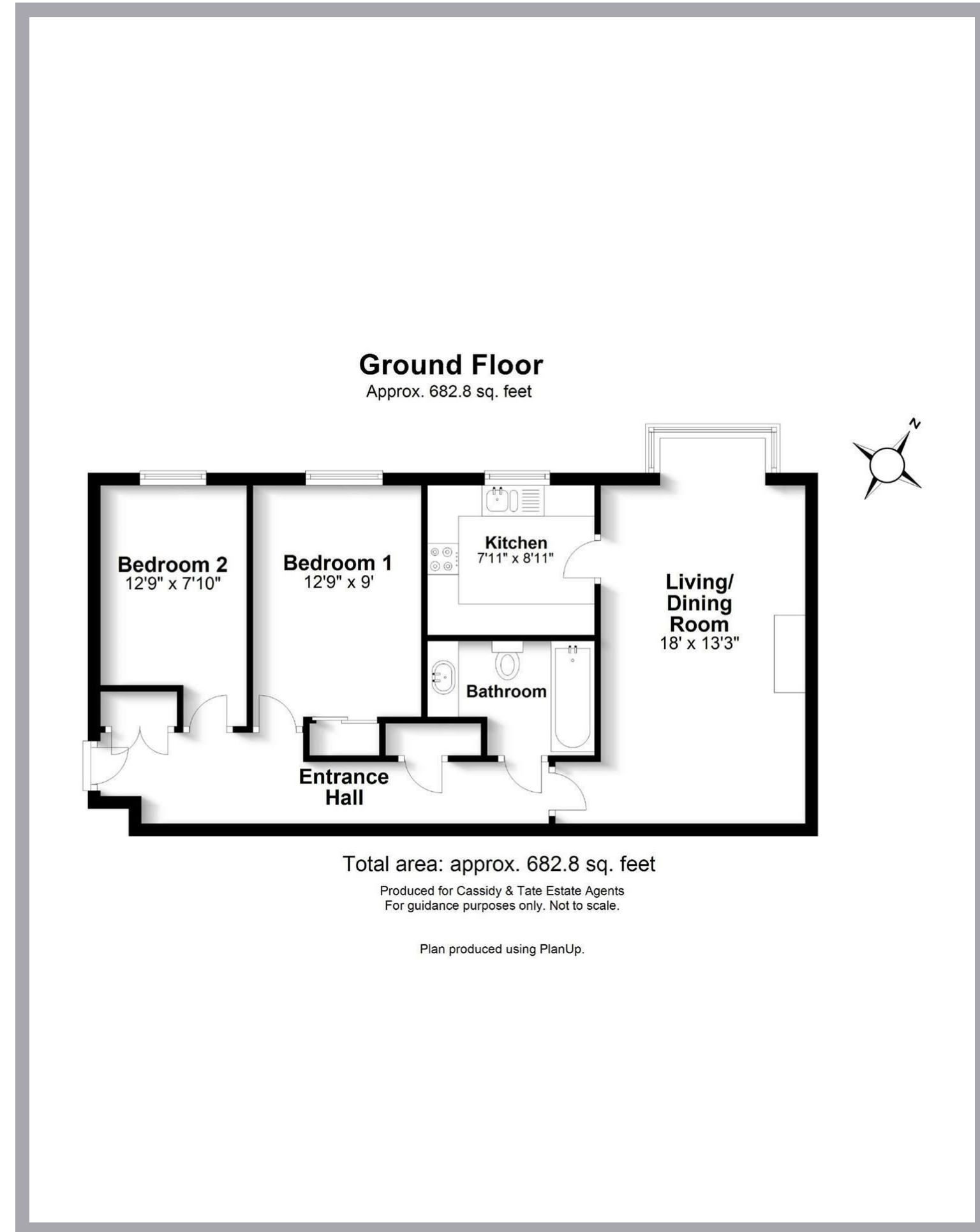
Award Winning Agency

HARVEST COURT  
ST. ALBANS  
AL4 9QY



## All The Ingredients Needed For A Fabulous Lifestyle

Situated in the popular residential development of Jersey Farm is this pleasant and sought after two bedroom, ground floor retirement apartment which is positioned within a well regarded and safe complex, for the over 60's. (One partner can be over 40). The complex has an on-site scheme manager which gives residents the reassurance of a controlled and safe environment, yet still allows them to maintain their independence. Living accommodation comprises of a communal entrance hall, entrance hall, a well proportioned lounge/diner with box bay window, well appointed kitchen with integrated appliances, two double bedrooms and a three piece bathroom suite. Since purchasing the property in 2014, the current owner has, over the last few years, re-decorated the property throughout, fitted a new kitchen and bathroom, and has had a new pressurised hot water tank installed. Further benefits include double glazing, communal gardens to be enjoyed by all residents, and private parking for residents and visitors. Harvest Court is ideally located close to good local amenities including a 'Tesco' Metro, doctor and dentist surgeries with Post Office and ATM. St. Albans city centre with its excellent shopping and leisure facilities plus the mainline railway station remain only a short distance away. There is a bus stop nearby too.



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

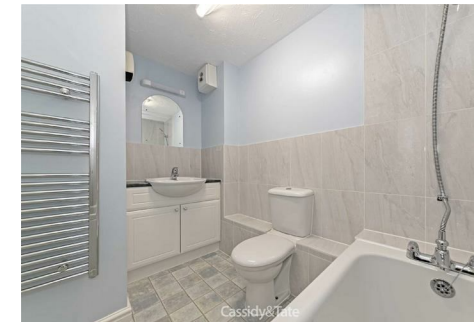
## Why Cassidy & Tate

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

- Located In Jersey Farm
- On-Site Manager
- 18ft Lounge / Diner
- Private Parking
- Ground Floor Retirement Flat
- Two Double Bedrooms
- Re-Decorated Throughout
- Walking To Local Shops

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>		
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