

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

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ASHBOURNE COURT

ST ALBANS

AL4 0AA

Price Guide £195,000

EPC Rating: G Council Tax Band: C

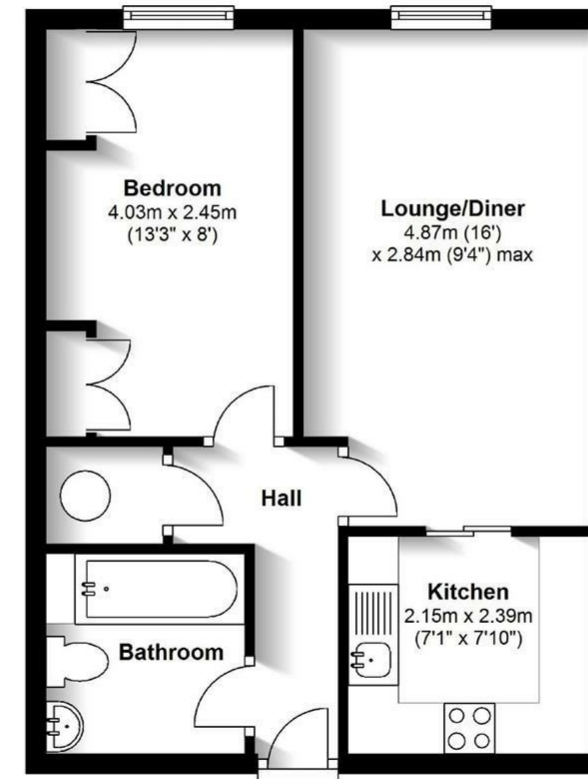


All The Ingredients Needed For A Fabulous Lifestyle

Positioned within a modern and well maintained purpose built block, is this one double bedroom, first floor apartment. Presented in good condition throughout this property features a well balanced lounge/diner, double bedroom with two double fitted wardrobes, a fitted kitchen and a bathroom. The property further benefits from well tended communal grounds, allocated parking for residents and further parking bays for visitors, security entry telephone system and is being sold with the added benefit of a long lease. Ashbourne court is located close to excellent motorways links and good local amenities, including a pharmacy and 'Spar' supermarket. St Albans mainline railway station and St Albans city centre, with its varied shopping and leisure facilities, remains only a short distance away.



Ground Floor
Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 38.5 sq. metres (414.8 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.

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

- First Floor Apartment
- Long Lease
- Good Local Amenities
- Generous Lounge/Diner
- Modern Purpose Built Block
- Excellent Motorway Links
- One Double Bedroom
- Allocated Parking

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	



