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Award Winning Agency

HUGHENDEN ROAD ST ALBANS AL4 9QN

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# All The Ingredients Needed For A Fabulous Lifestyle

Available now is this first floor one double bedroom maisonette located within the very sought after area of Marshalswick. The property has been tastefully decorated throughout. Features of the property include an open plan kitchen/living room, an I I ft bedroom and a stylish shower room. The kitchen area is fitted with modern white wall and base mounted units with complimentary tiling and integrated oven and gas hob. Further benefits include gas central heating and double glazing. The property is set behind well tendered communal gardens for use by all residents and is a stroll away from the excellent local amenities found at the Quadrant parade. Amenities include many bakeries and eateries, a hairdressers, and post office to name but a few. St Albans with its variety of shopping, leisure facilities and eateries plus the mainline train station are just a short car or bus ride away.



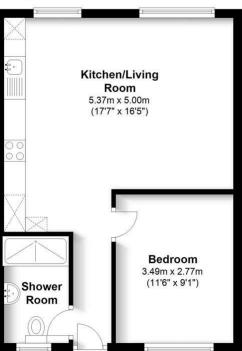




#### First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)





Total area: approx. 40.9 sq. metres (440.0 sq. feet)

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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.

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# Perfect Fusion of Location And Way of Living





#### Why Cassidy & Tate

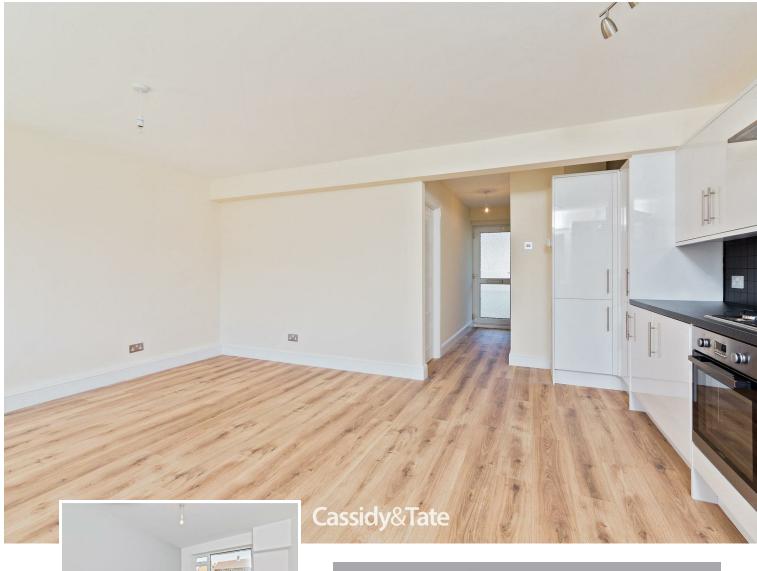
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to 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







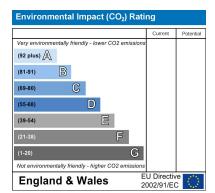


## Specialists in Bespoke Properties

- First Floor Maisonette
- Open Plan accommodation
- Gas Central Heating
- Unfurnished

- One double Bedroom
- Shower Room Suite
- Council Tax Band: B
- Available Now

					Current	Potentia
Very energy efficier	nt - lower ru	ınning co	sts			
(92 plus) A						
(81-91)	3					78
(69-80)	C				71	00
(55-68)	[					
(39-54)		E				
(21-38)			F			
(1-20)			- (	3		



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