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Cassidy
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Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WYCOMBE PLACE
ST ALBANS
AL4 9RH

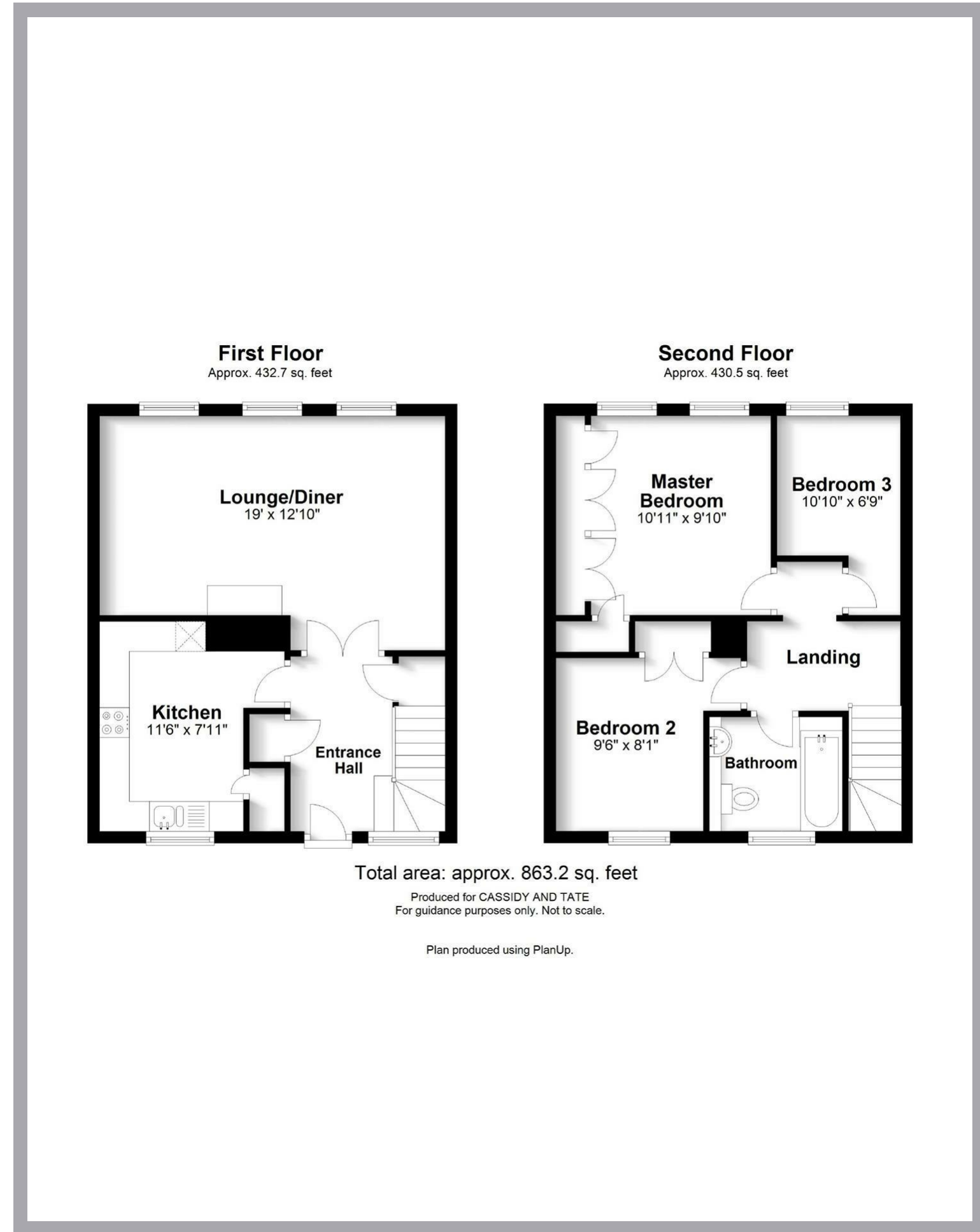
Guide Price £275,000

EPC Rating: G Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

A well proportioned and spacious three bedroom split level maisonette situated in the popular area of Marshalswick, St. Albans. This property would make the ideal purchase for a first time buyer or a buy to let investment. The property is presented in a lovely decorative order throughout and enjoys bright living accommodation comprising of a good sized entrance hall with door into the kitchen which is fitted with modern 'shaker' style wall and base units and complimentary tiling, and double doors into the 19ft lounge/diner. Upstairs is a master bedroom with built in wardrobes, two further bedrooms and a family sized bathroom. Marshalswick is situated to the northeast of St. Albans, about 1.5 miles from the city centre itself. There are good local amenities in Marshalswick known as the Quadrant parade, these shops include a bakery, a newsagent/post office, hairdressers, a newly opened Italian restaurant as well as many further eateries and other shops. There is also a local 'Sainsburys' petrol station and a Marks and Spencer foodhall. The mainline railway station, linking St. Albans to London, St. Pancras in about 30minutes, is only a short distance away.



Total area: approx. 863.2 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

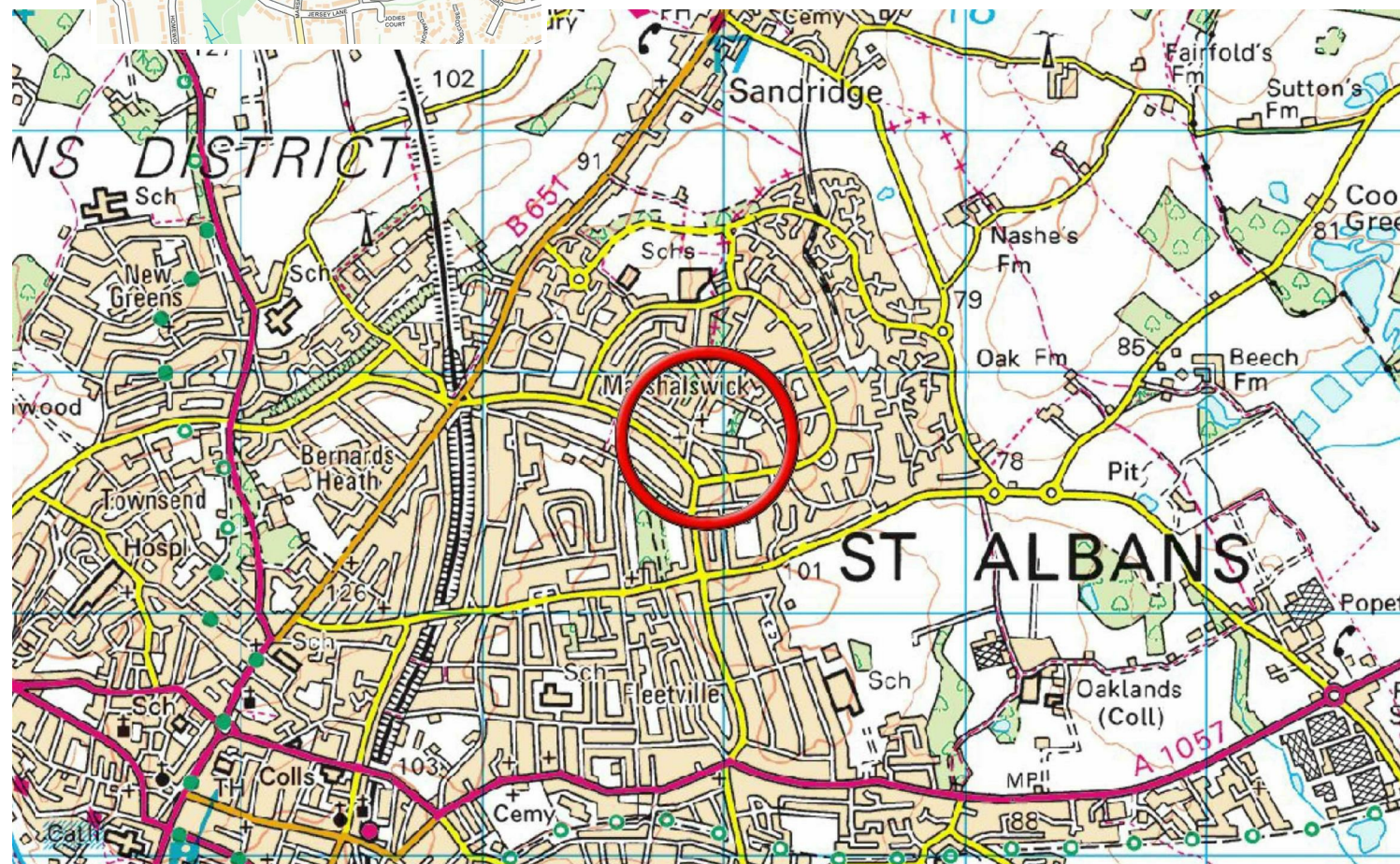
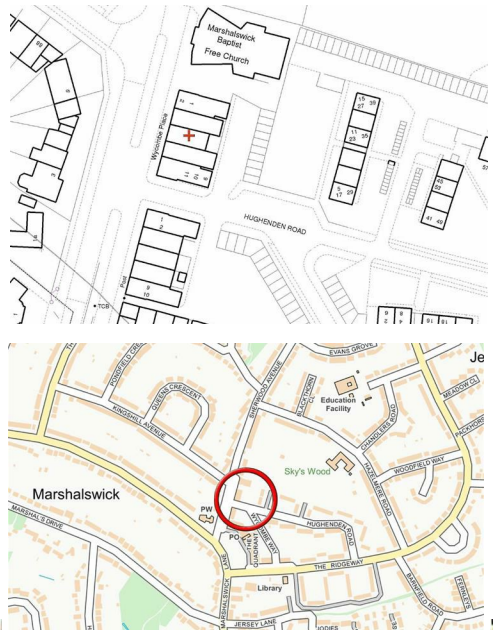
Why Cassidy & Tate

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



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Specialists in Bespoke Properties

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	





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