

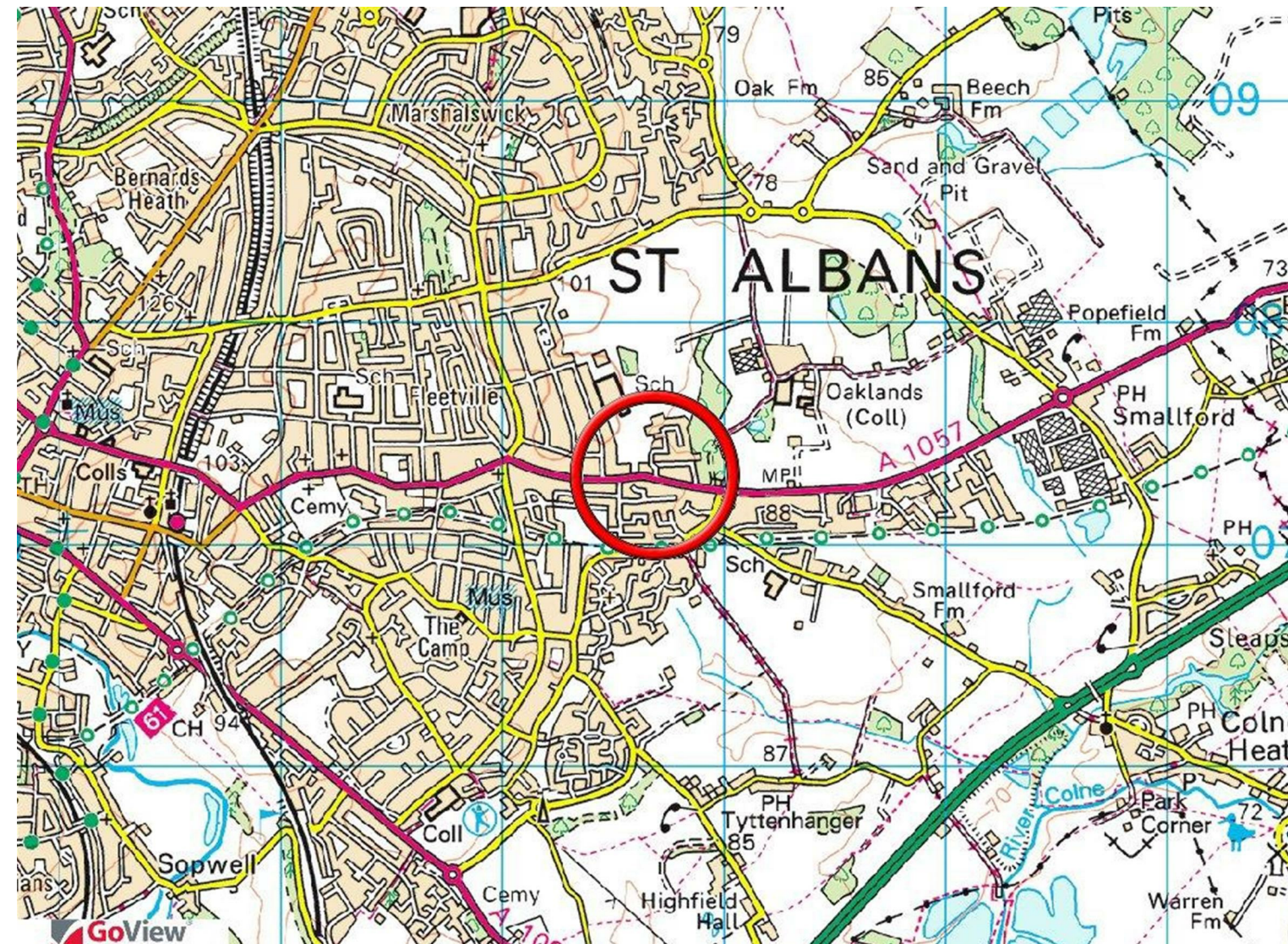
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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

GLENBOWER COURT

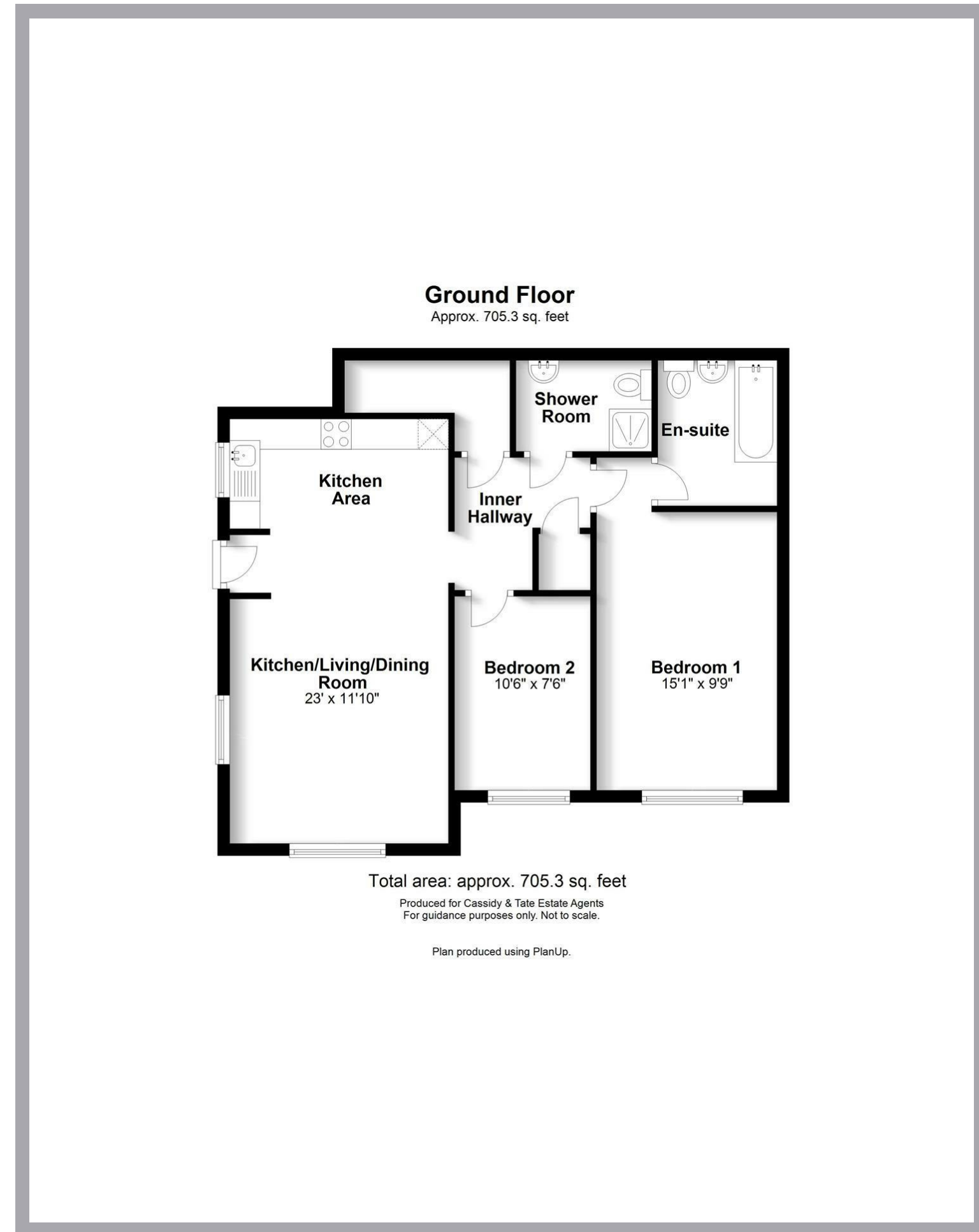
ST ALBANS

AL4 0UH



## All The Ingredients Needed For A Fabulous Lifestyle

This superbly presented two double bedroom, two bathroom, ground floor maisonette enjoys flexible and spacious room dimensions. A well proportioned open plan kitchen/lounge/dining room is the perfect setting for relaxing after a busy days work. The kitchen has been newly fitted with fashionable high gloss white units and feature plinth lighting. The light and airy master bedroom enjoys a tasteful en-suite bathroom, whilst a trendy shower serves bedroom two. The property is further complemented by communal grounds and residents parking to the rear of the building. Please note this property is leasehold and has 90 years remaining on the lease. The ground rent is £30 per year and rising with a service charge of £428.50 per quarter. Glenbower Court can be found just off Hatfield Road in the popular Oaklands area of St Albans, which is approximately 1.5 miles from the mainline railway station linking St Albans to London's St Pancras.



# 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

- Ground Floor Maisonette
- Two Bathrooms
- Parking and Visitors Parking
- Modern and Refurbished
- Two Double Bedrooms
- 90 Years Remaining
- Outstanding Schools Nearby
- 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		
Not energy efficient - higher running costs		
	76	79
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	71	79
EU Directive 2002/91/EC		

