St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

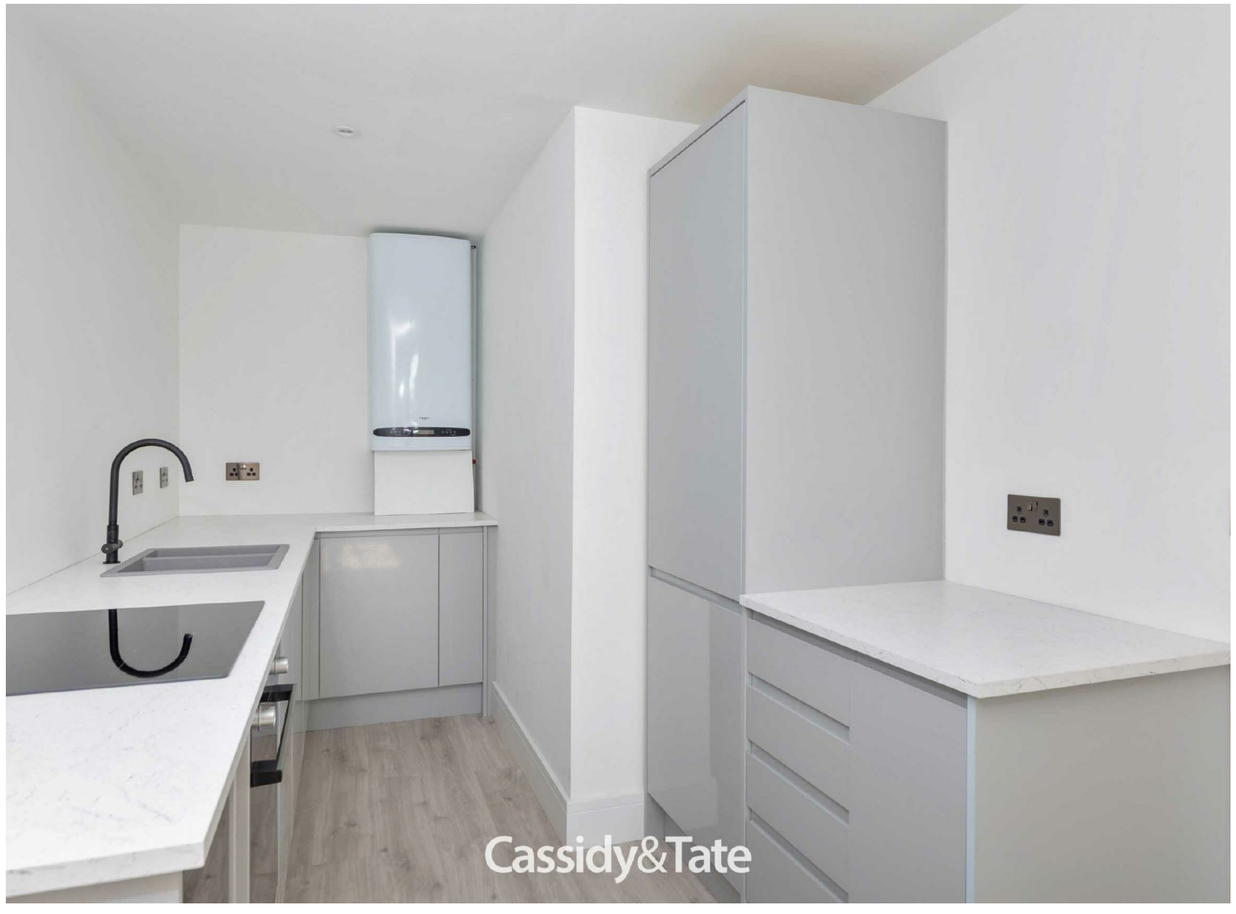
Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Award Winning Agency

www.cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts



HATFIELD ROAD

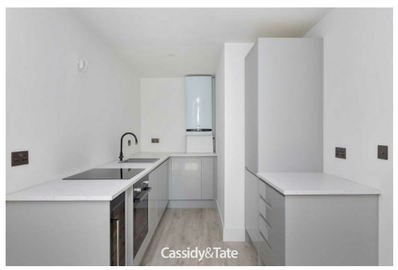
ST ALBANS

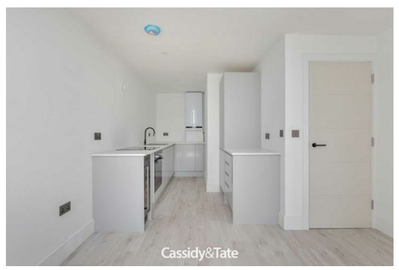
AL1 4JL

Guide Price £195,000

All The Ingredients Needed For A Fabulous Lifestyle

Forming part of a select development of just four apartments, a newly converted first floor studio apartment within walking distance of the mainline station and ready for immediate occupation, This property will appeal to investors and first time buyers alike. The accommodation comprises open plan new kitchen/living room/bedroom to include Bosch appliances with bi fold doors opening onto its own rear garden and new shower room. The development is conveniently located near Clarence Park for excellent local amenities including a wide range of restaurants and bars, Morrisons supermarket and the Alban Way walking/cycling path. St. Albans mainline train station, with its links into London, St Pancras and the city centre remain a short distance away.





First Floor

Approx. 340.7 sq. feet

Total area: approx. 340.7 sq. feet

Produced for Cassidy & Tate Estate Agents
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.

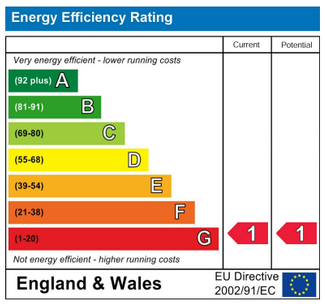
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

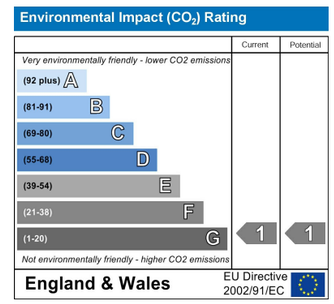
Your Local Property Experts

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

Specialists in Bespoke Properties

- Brand New Conversion
- Ideal For First Time Buyer
- Open Plan Reception/Bedroom
- Stylish Shower Room
- First Floor Studio Apartment
- Walking Distance To Station
- Lovely Kitchen
- Build Zone 10 Year Warranty





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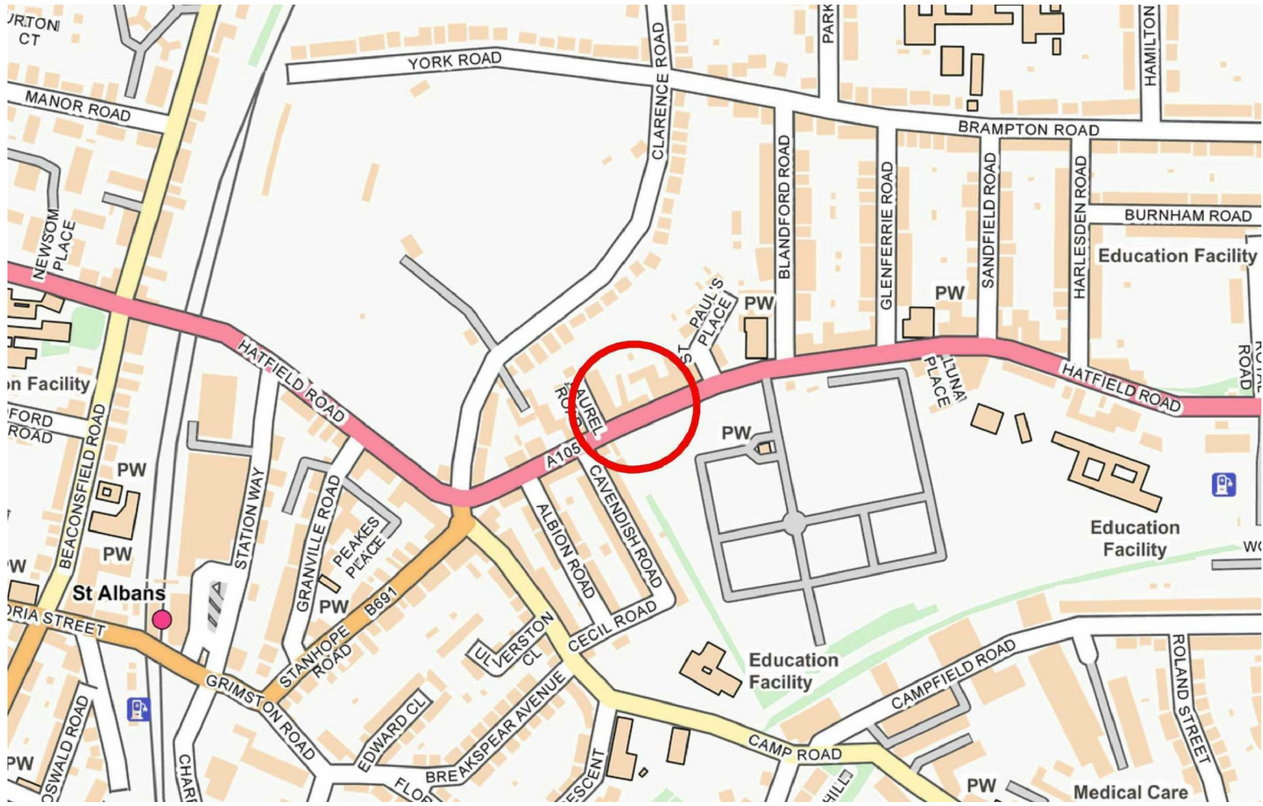

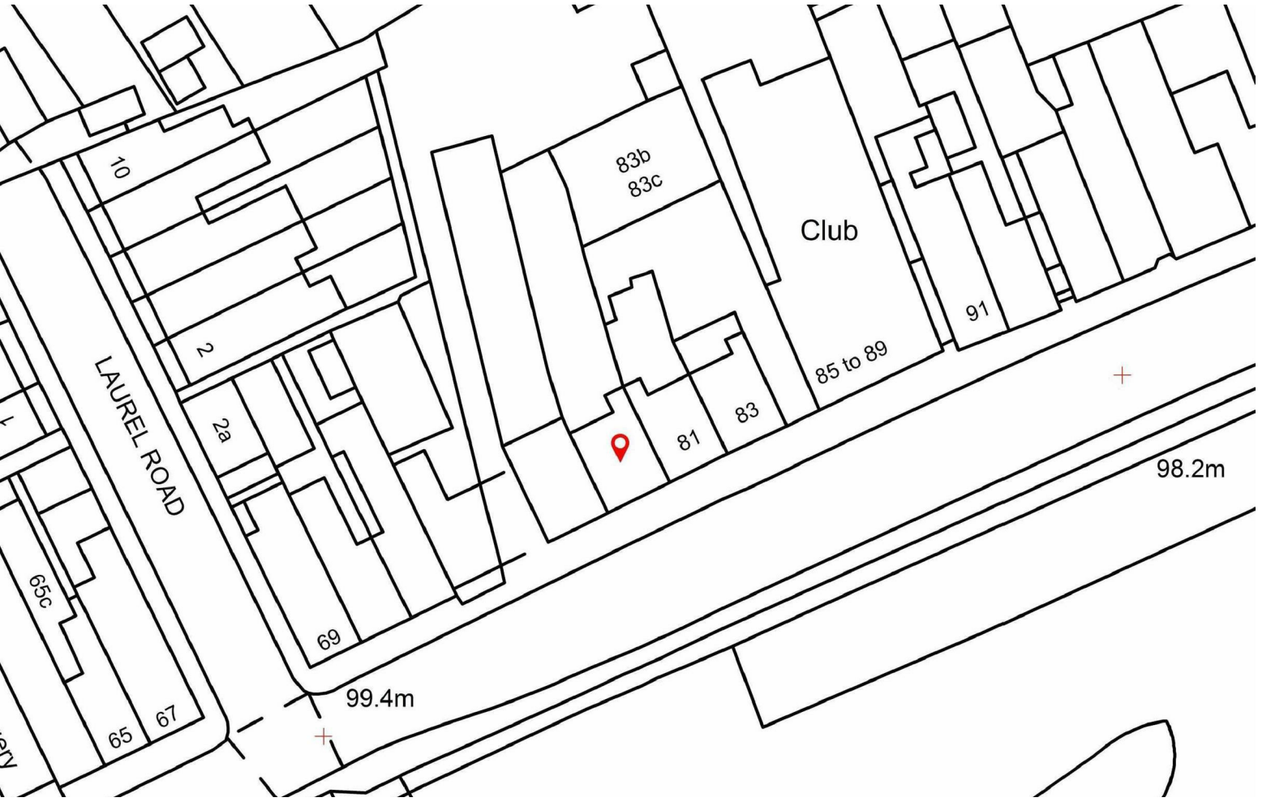

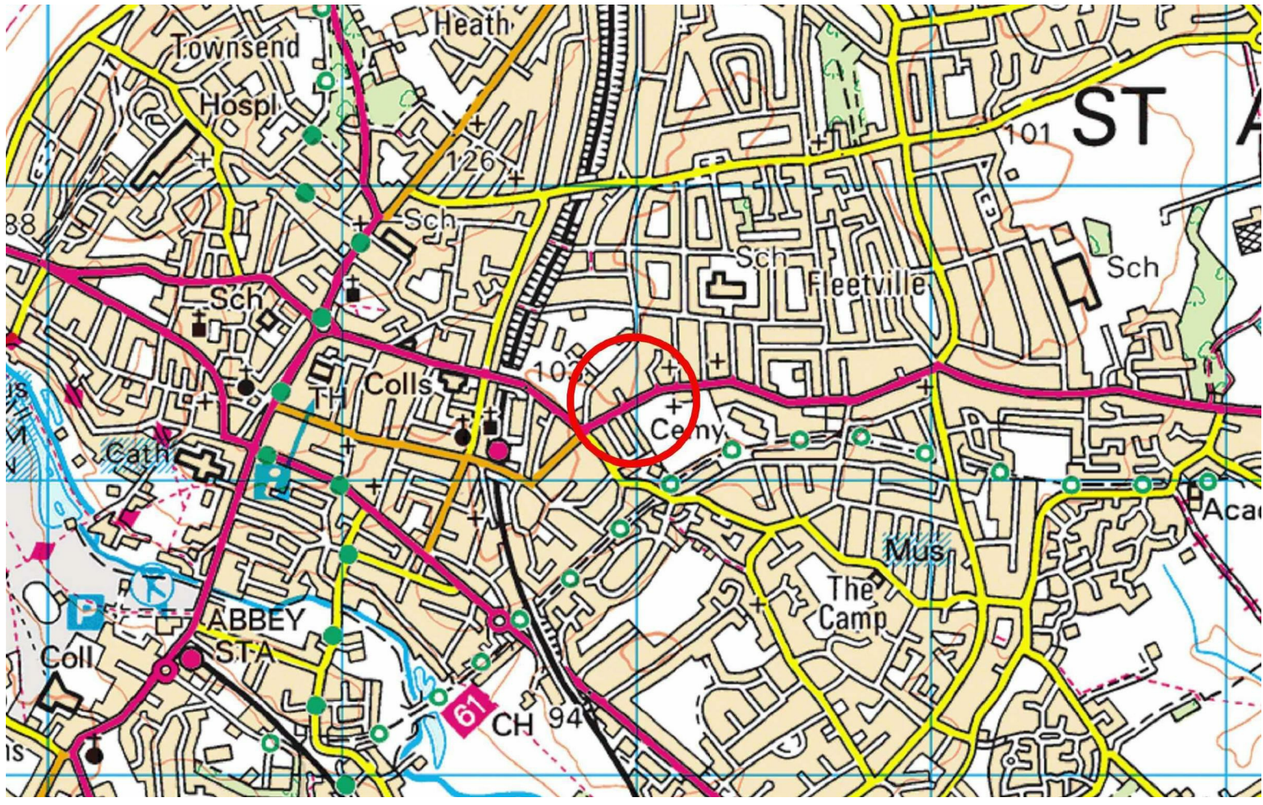

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