

## MILLINERS COURT

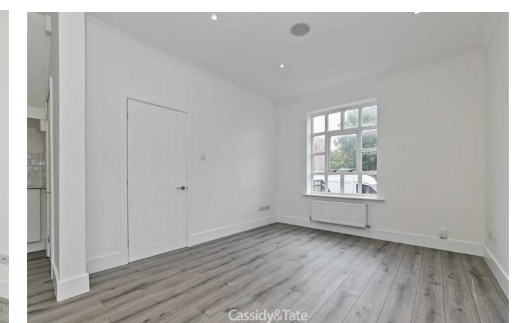
ST. ALBANS  
ALI 3XT

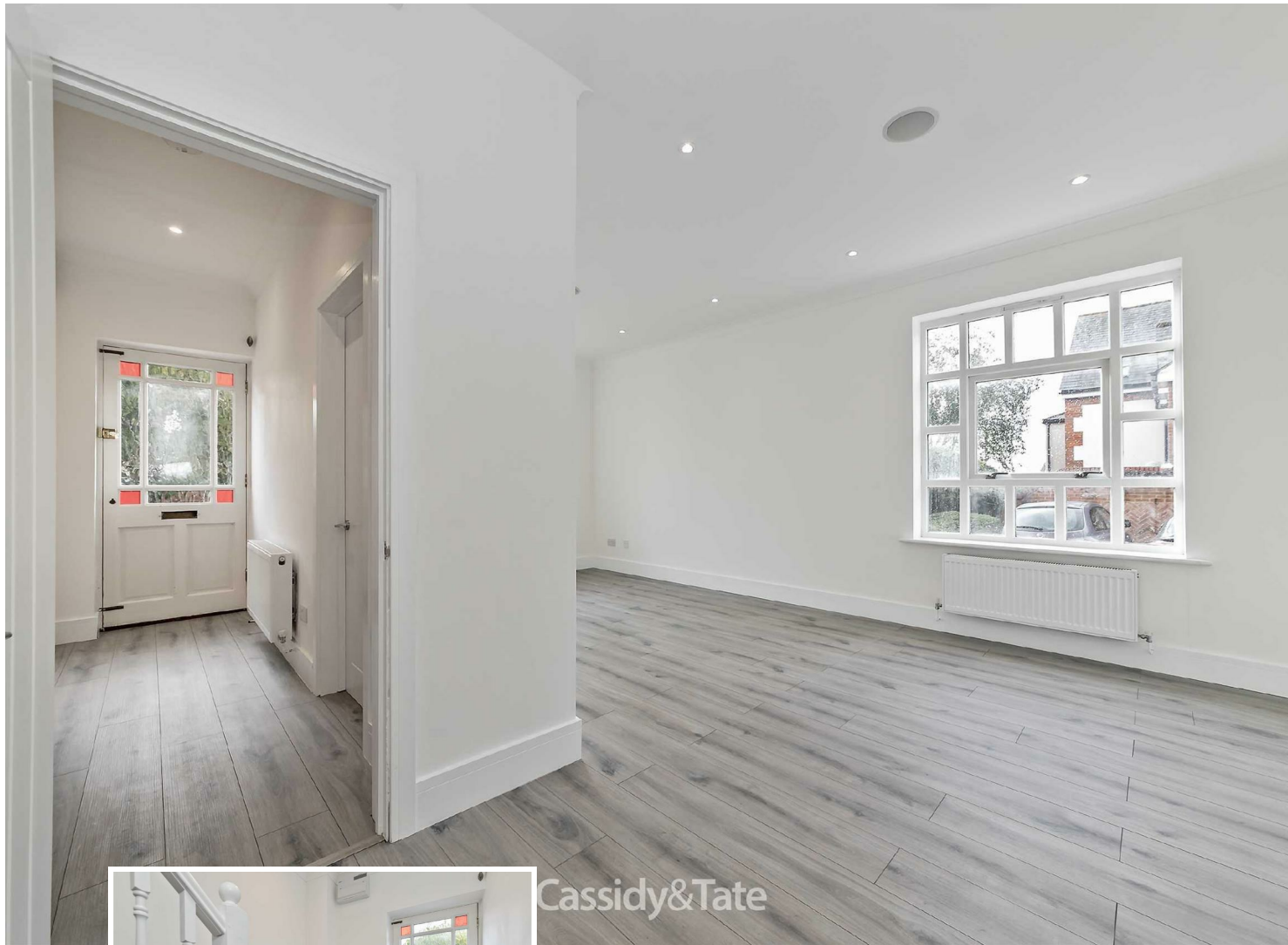
Guide Price £515,000



## All The Ingredients Needed For A Fabulous Lifestyle

This is a completely refurbished two bedroom house, with high specifications, forming the front wing of the main building in this prestigious development. It is accessed via its own entrance door to the front. Located moments away from the vibrant city centre and just a stones throw away from St. Albans City station. Enjoying good sized room dimensions throughout the property has a sense of space and light and is newly decorated with a neutral palette including new flooring and carpets. The living accommodation includes a well proportioned lounge/diner with offset kitchen newly re-fitted with wall and base units and brand new appliances. The property further boasts two bedrooms with the master bedroom enjoying an en-suite bathroom with further family shower room. A rare feature of the property is the two allocated parking spaces set behind electric gates, proving security and peace of mind. Milliners Court is a quiet yet convenient address as it close to excellent local amenities as well as being close to the wonderful shopping and leisure facilities of the city centre, plus the many eateries and superb cosmopolitan bars. For the commuter the mainline railway station within walking distance and for the driver there are road links offering access to the M1 & M25 motorway networks.





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*Specialists in Bespoke Properties*

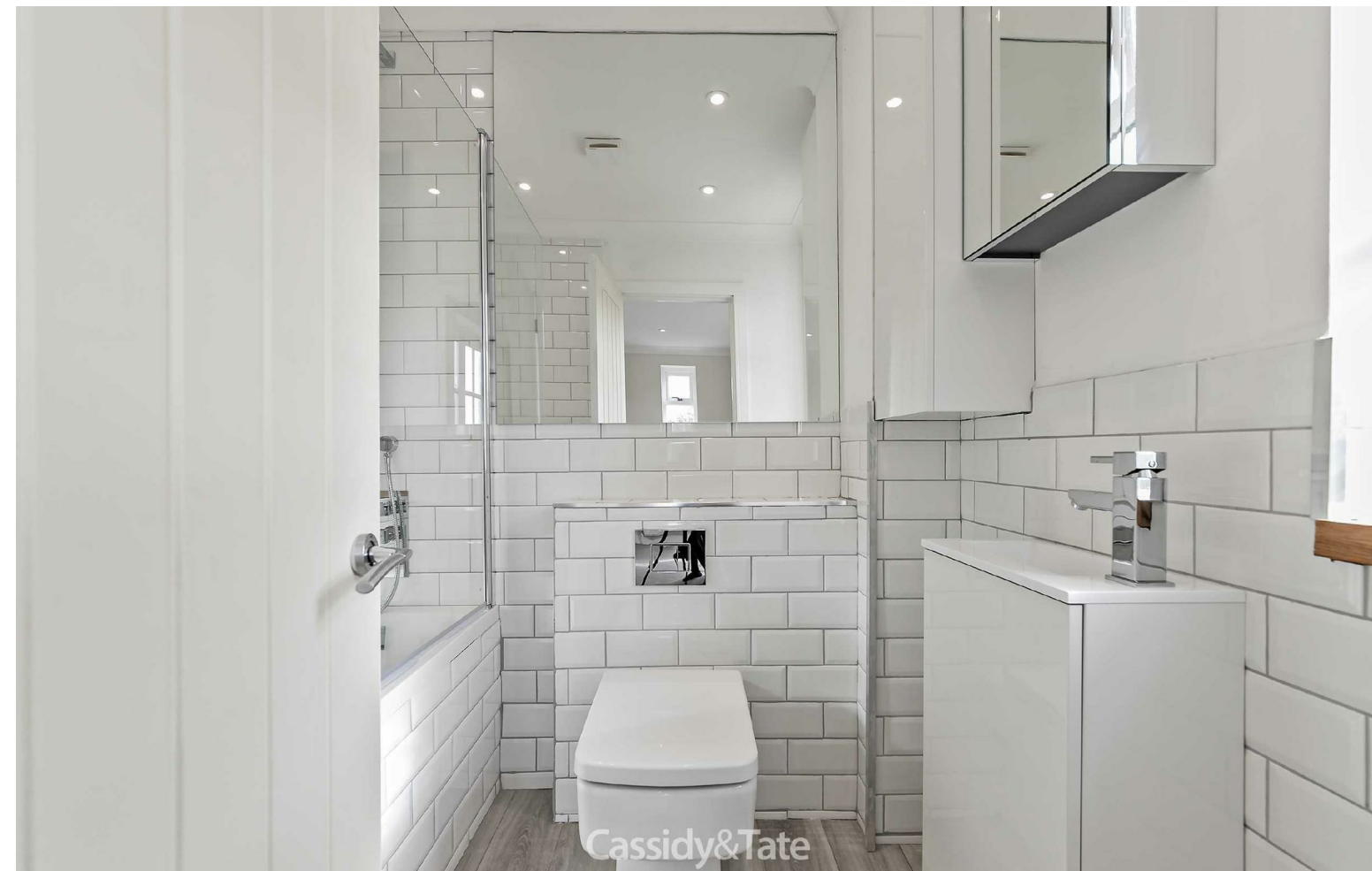
- Newly Refurbished
- En-suite & Shower Room
- Brand New Bathrooms
- Close To Town Centre
- Two Bedrooms
- Brand New Kitchen
- Two Gated Parking Spaces
- Walk to Rail Station



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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	1
England & Wales		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			
		1	1
England & Wales		EU Directive 2002/91/EC	



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# Perfect Fusion of Location And Way of Living

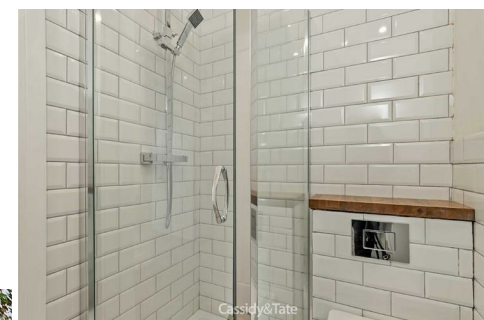
## Why Cassidy & Tate

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



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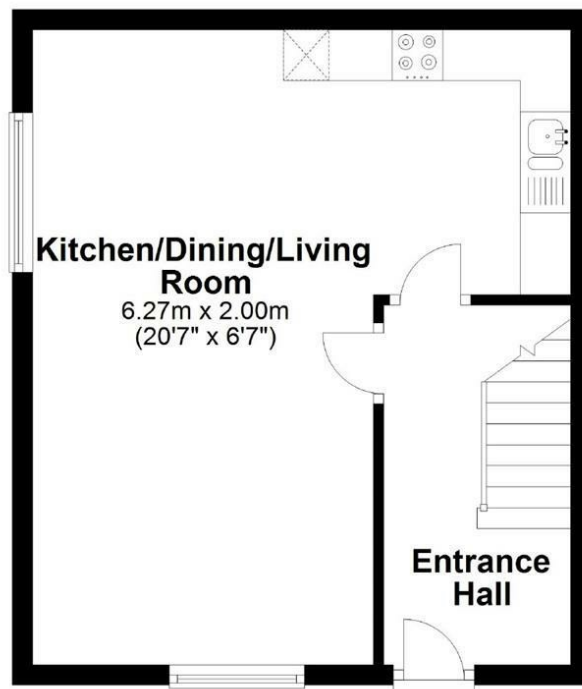
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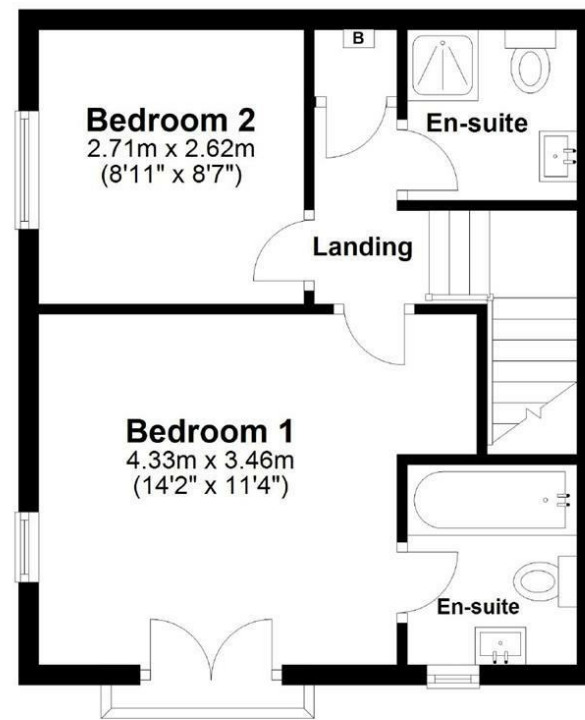
### Ground Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 66.6 sq. metres (717.3 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

Award Winning Agency