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&Tate
Your Local Experts

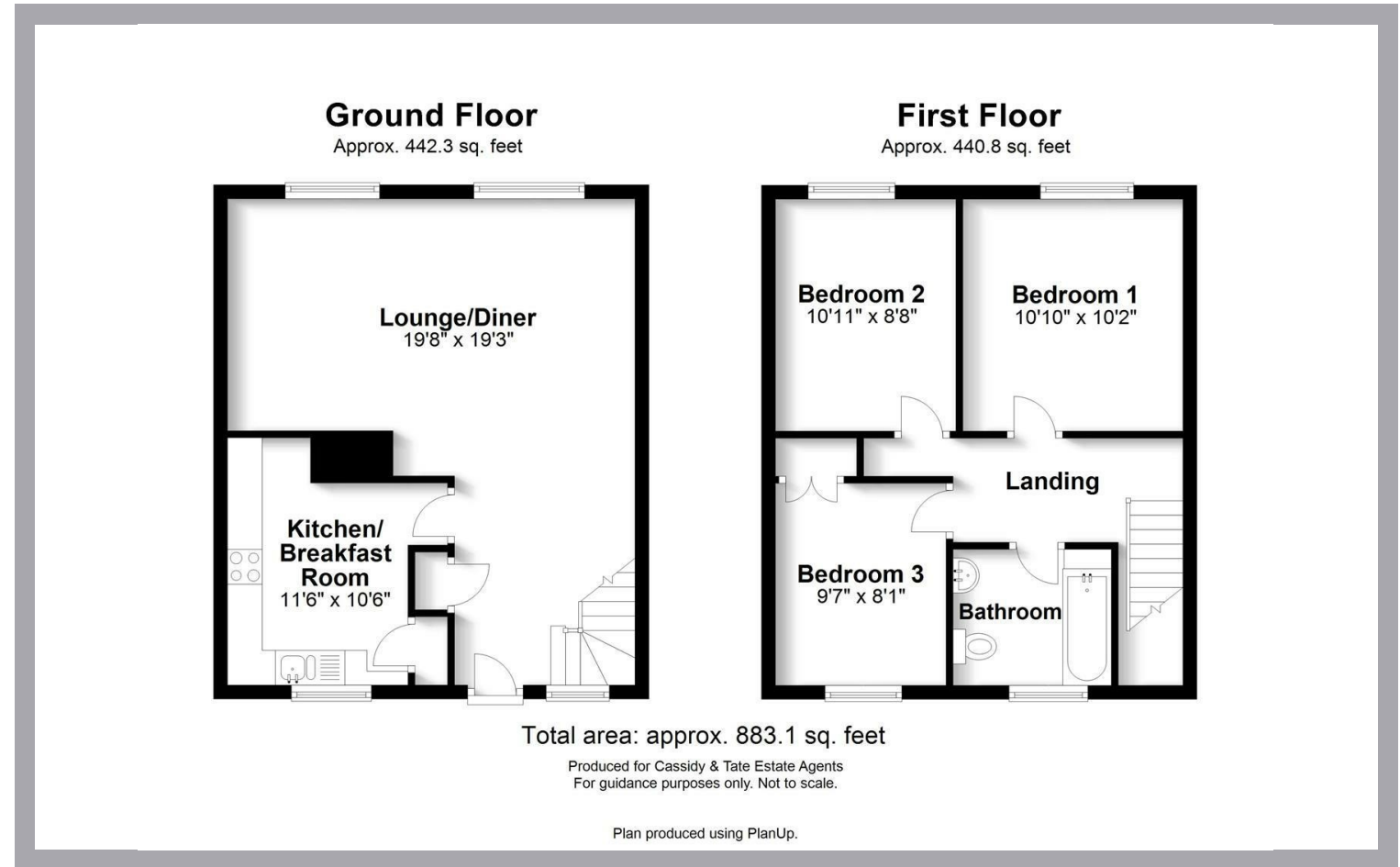


Award Winning Agency

THE QUADRANT
ST ALBANS
AL4 9RB



Cassidy&Tate



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.

All The Ingredients Needed For A Fabulous Lifestyle

New to the market is this spacious three bedroom split level maisonette located above the shops in the Quadrant parade and the popular area of Marshalswick. The property boasts well proportioned and versatile living spaces that provides a bright and airy ambience throughout. Features include a superb and well balanced lounge/diner, fitted kitchen/breakfast room, three generous sized bedrooms and a modern family sized bathroom. Further features include parking to the rear allocated on a first come first served basis. The Quadrant parade enjoys many good shopping facilities and eateries to briefly comprise of a small supermarket, bakeries, pharmacy, hairdressers and a newsagent/post office, to name a few. St Albans city centre with its varied shopping and leisure facilities and the mainline railway station remain only a short bus or car ride away. The property has 110 years remaining on the lease, the service charge is £360 per year and ground rent is £25 per year.



Specialists in Bespoke Properties

- Popular Location
- Three Generous Bedrooms
- Spacious Living/Dining Room
- Long Lease
- Split Level Maisonette
- Close to Outstanding Schools
- Shopping Parade
- Parking



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	