

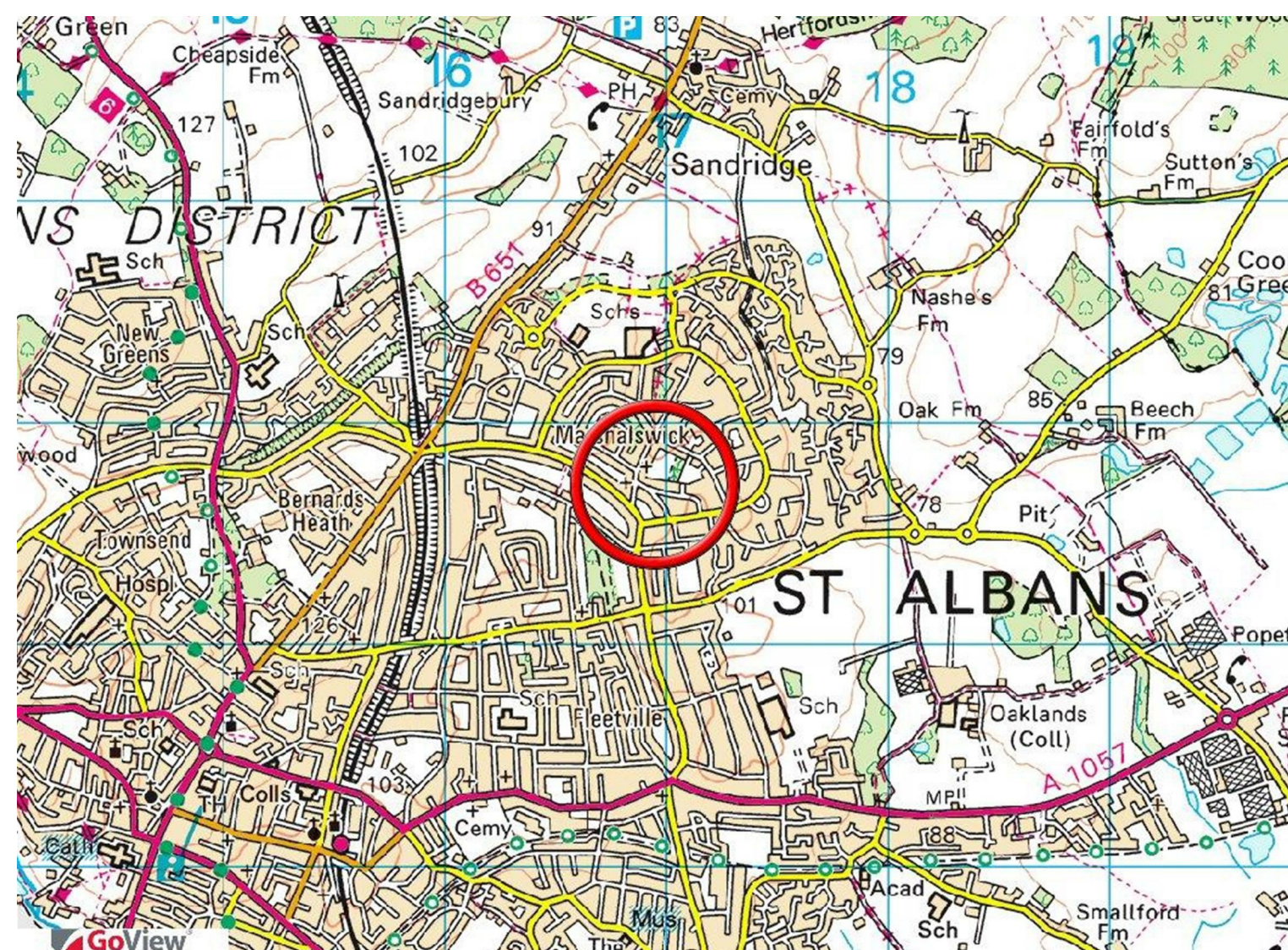
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Cassidy
& Tate
Your Local Experts



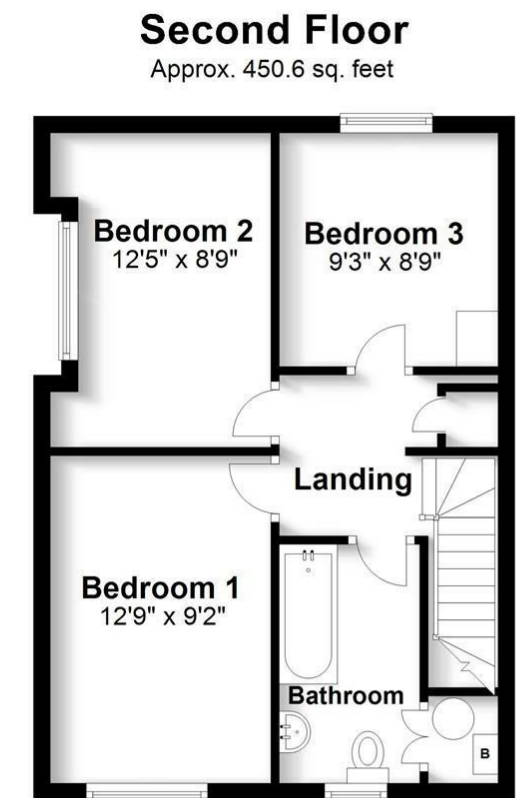
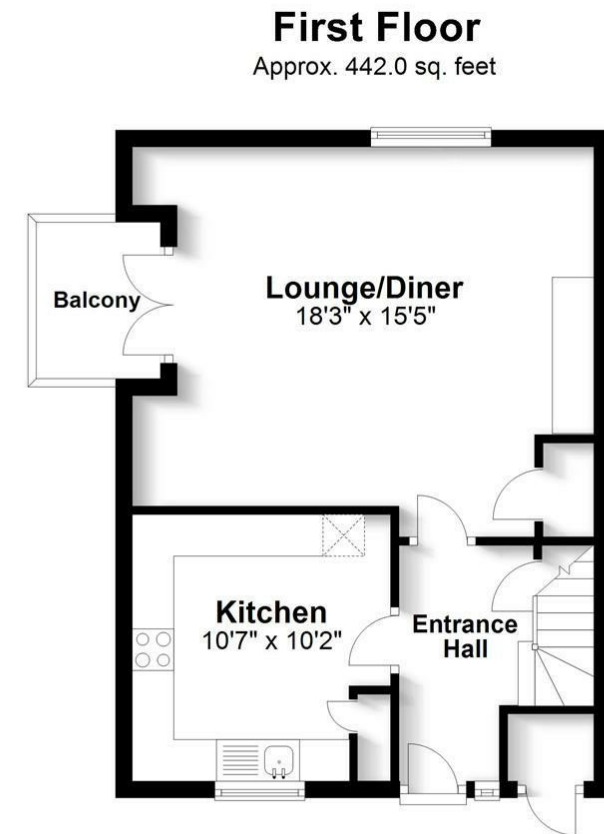
Award Winning Agency

HUGHENDEN ROAD
ST. ALBANS
AL4 9QS



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present a rare opportunity to purchase a first floor three bedroom split level maisonette. On the ground floor the property features its own entrance hall, well proportioned living/dining room which features french doors leading onto a private balcony and modern kitchen with gloss fitted units. On the first floor there are three double bedrooms and a family bathroom. Further features are a garage en-bloc, brick storage cupboard which is ideal for storing a bicycle, well tended communal grounds and ample storage throughout the property. Fully refurbished and presented in stunning decorative order and complemented by a modern interior. Situated in the heart of Marshalswick, within walking distance of excellent shops and amenities plus easy access to the City Centre, with its extensive range of shopping and leisure facilities, and the mainline train station, linking St. Albans to London, St. Pancras. Sandringham School, Wheatfields and Skyswood School are a few schools within walking distance from the property.



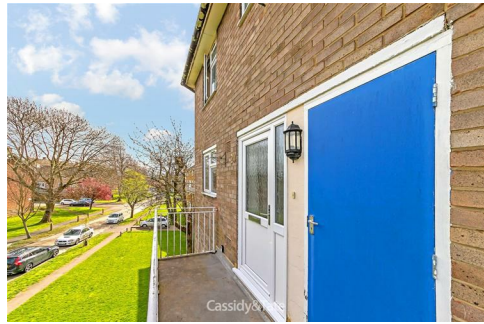
Total area: approx. 892.6 sq. feet

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



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Specialists in Bespoke Properties

- Located in Marshalswick
- Three Bedrooms
- Balcony
- Garage & Storage Shed
- Walking To The Quadrant
- Split Level Maisonette
- Fully Refurbished
- Close to sought after schools



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	

