

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

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

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

**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk



PROVENCE HOUSE, THE LIMES
ST ALBANS
AL1 4AT

£1,625 PCM

EPC Rating: B Council Tax Band: E



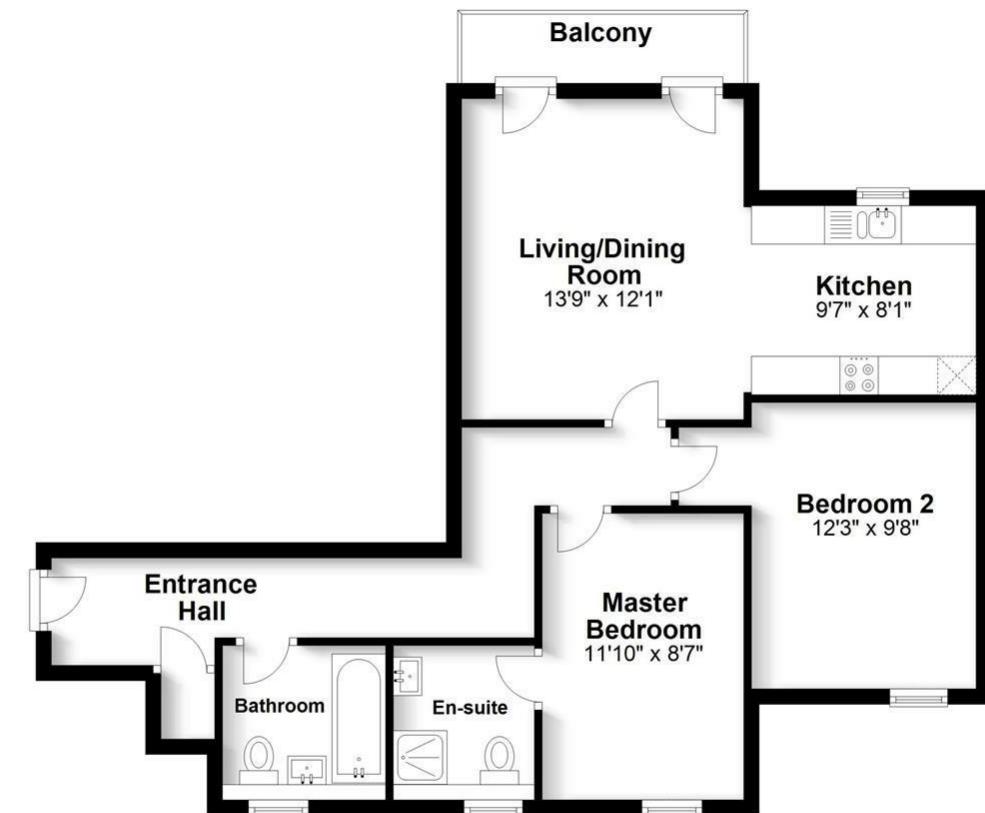
All The Ingredients Needed For A Fabulous Lifestyle

These lovely new build properties are situated in a privileged location unknown to many, with a feel of being in the countryside, but yet will offer a good lifestyle within easy reach. They will appeal to the busy professional and commuter who are looking for city centre living- good restaurants, plenty of places to socialise and easy access to the two stations, linking St. Albans to London in approximately 30 minutes. Each apartment has been tastefully designed with space and style in mind. Quality fixtures and fittings such as underfloor heating, branded appliances, private garden terraces to the ground floor apartments, balconies to some of the first and second floor apartments, lifts to all floors and allocated parking spaces all add a touch of luxury. Every element of Provence House apartments has been carefully considered to be as functional as it is uniquely stylish. The Limes is positioned in a tucked away location, just off Sandridge Road and adjacent to the lovely open spaces of Bernards Heath, a unique green space, surrounded by history. St. Albans is a historic market town and is now a dormitory city within the London commuter belt. An ideal neighbourhood for professionals and commuters working in central areas of London and its suburbs, who want to escape the busyness and are looking for greenery, and a country pub within a short stroll. Available 6th June 2022.



First Floor

Approx. 708.7 sq. feet



Total area: approx. 708.7 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*

- Luxury Private Development
- Two Double Bedrooms
- Master En-Suite
- Allocated Parking
- Private Balcony
- Unfurnished
- Available 6th June

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	84
(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	



