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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HOPKINS CRESCENT
ST.ALBANS
AL4 9DB

Offers Over £700,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

An outstanding turnkey investment opportunity located in the desirable village of Sandridge, St. Albans. This substantial semi-detached property on Hopkins Crescent has been professionally converted into four fully refurbished self-contained apartments, offering an immediate income-producing asset ideal for both seasoned and first-time investors. Extending to approximately 1,239 sq ft, the property has undergone comprehensive refurbishment throughout, creating four modern, well-designed apartments finished to a high standard. Each unit is fully self-contained, providing attractive and low-maintenance accommodation that is highly desirable in the local rental market. The property is being sold with tenants already in situ, providing instant rental income from day one and eliminating costly void periods. This makes the property a ready-made addition to an investment portfolio, with strong ongoing demand for accommodation in the St. Albans area. Externally, the property benefits from communal gardens, adding further appeal for tenants and supporting long-term rental stability. Ideally positioned close to Sandridge High Street, residents enjoy convenient access to local shops, cafés, and amenities, while St. Albans city centre and mainline station remain within easy reach, ensuring continued strong rental demand. The property is offered chain free, allowing for a smooth and straightforward acquisition. In addition, there is potential to further extend the property (subject to the necessary planning permissions), presenting an opportunity to enhance both the accommodation and the overall investment yield.



Total area: approx. 1239.4 sq. feet
 Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Ideal Rental Investment/Portfolio
- Communal Gardens
- Chain Free
- Located In Sandridge High Street
- Tenants in Situ
- Four Self Contained Apartments
- Rental Income £3,740 PCM
- Fully Refurbished Throughout
- Freehold Dwelling
- Potential To Extend stpp

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	



