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Cassidy & Tate
Your Local Experts





Award Winning Agency

www.cassidyandtate.co.uk

RYECROFT COURT, HATFIELD ROAD

ST. ALBANS

AL4 0SW

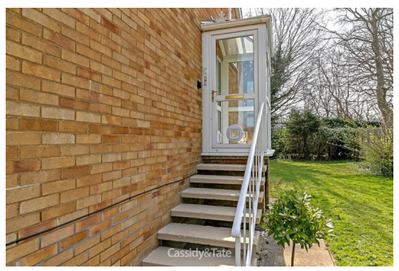
Price Guide £342,500

EPC Rating: C Council Tax Band: C



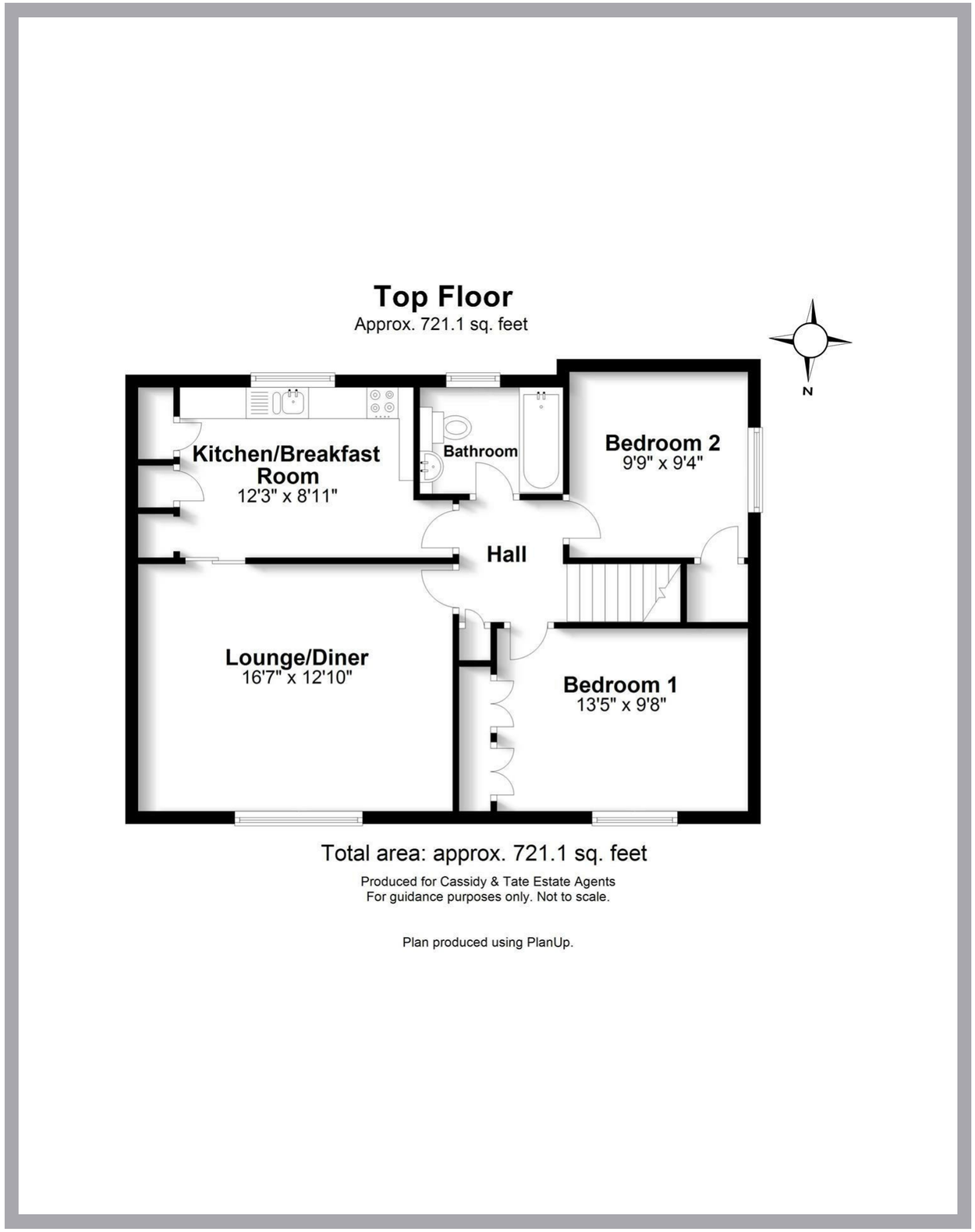
All The Ingredients Needed For A Fabulous Lifestyle

This stunning and exceptionally spacious two double bedroom first-floor maisonette offers a rare opportunity to enjoy the generous proportions of a traditional home with the convenience of apartment living. Boasting private, direct access to the beautifully maintained and highly desirable gardens of Ryecroft Court, this chain-free property occupies a peaceful setting, making homes with these features particularly sought after. The property offers bright, stylish and versatile accommodation. The impressive 16ft living room provides an excellent space for relaxing and entertaining, while the contemporary kitchen/breakfast room is fitted with sleek units and integrated appliances. There are two generous double bedrooms, both benefiting from built-in wardrobes, together with a modern bathroom featuring a stylish white suite. Further benefits include allocated parking, a garage, and attractive communal gardens exclusively for residents. Ryecroft Court is ideally situated to the east of St Albans, with excellent bus links providing easy access to the city centre, the mainline railway station and highly regarded local schools. Regular buses stop directly outside the development and reach St Albans City Station in approximately 10 minutes. The property also enjoys easy access to beautiful surrounding countryside and the Alban Way, a popular traffic-free route for walkers and cyclists that offers a safe and scenic connection to St Albans City Station and beyond. For commuters, the location is exceptionally convenient, with the A1(M), M1 and M25 all within easy reach, providing excellent transport links to London and the surrounding areas.









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



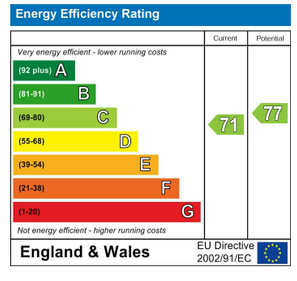






Specialists in Bespoke Properties

- Share of Freehold
- 16ft Lounge/ Diner
- Allocated Parking
- Garage en-Bloc
- Vacant Possession
- Two Double Bedrooms
- Kitchen / Breakfast Room
- Communal Gardens
- Chain Free



The Property Ombudsman

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