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Cassidy  
& Tate  
Your Local Experts

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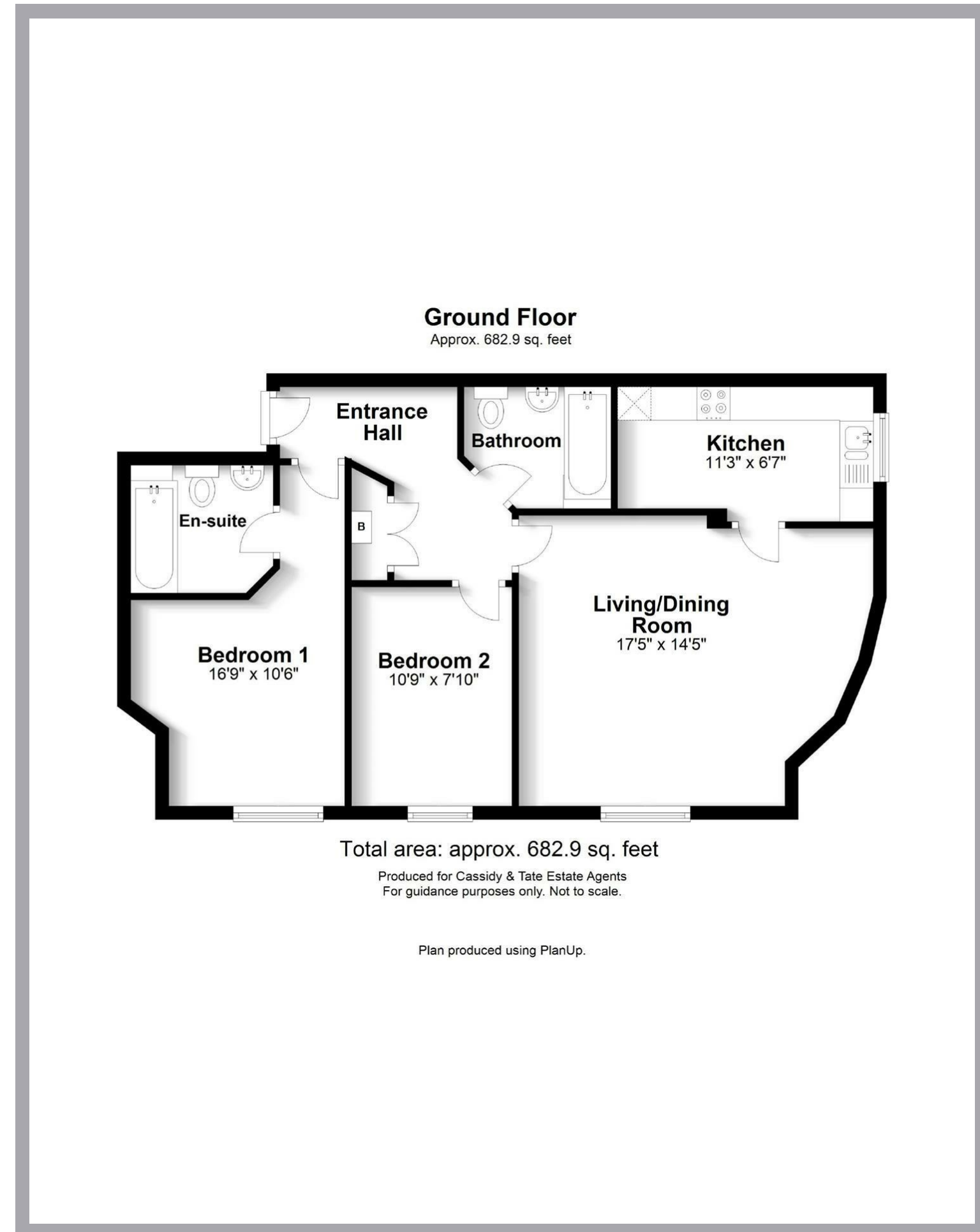
Award Winning Agency

MILLINERS COURT  
ST. ALBANS  
AL1 3XT



## All The Ingredients Needed For A Fabulous Lifestyle

Set behind electric gates in a prestigious development is this conveniently located two bedroom ground floor apartment located moments away from the vibrant city centre, and just a stones throw away from St. Albans City station. The property is offered for sale with no upper chain. The accommodation includes a well proportioned lounge/diner, separate kitchen with fully integrated appliances, en suite to the main bedroom and separate bathroom. Residents of Milliners Court have the added benefits of communal grounds with a children's play area and also underground allocated parking. Milliners Court is a quiet yet convenient address as it is close to excellent local amenities as well as being close to the wonderful shopping and leisure facilities of the city centre, plus the many eateries and superb cosmopolitan bars. For the commuter the mainline railway station is within walking distance and for the driver there are road links offering access to the M1 & M25 motorway networks.



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



Cassidy&Tate

## Specialists in Bespoke Properties

- Two Bedroom Apartment
- No Upper Chain
- Central Location
- En Suite Facilities
- Ground Floor
- Gated Development
- Underground Parking
- Walking to Rail Station & City

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	1	1
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

