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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HARVEST COURT
ST ALBANS
AL4 9QY

Price Guide £315,000

EPC Rating: G Council Tax Band: D



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A delightful and sought after ground floor, two bedroom, retirement apartment situated in a tucked away position within the ever popular development of Jersey Farm. A spacious and versatile home which is warden controlled and features well maintained living spaces. The property briefly comprises of a well proportioned lounge/dining room, a fitted kitchen/breakfast room, an inner hallway which leads to the two ample sized bedrooms and a bathroom. Door from the lounge/dining room leads to a small patio area which overlooks the private and well tended communal gardens. Further benefits include emergency pull cords in some of the living accommodation, residents parking and parking for visitors as well. The property is positioned in Harvest Court, a very convenient location close to good local amenities including a 'Tesco' metro, doctor and dentists surgeries, and a hairdressers. The extensive shopping and leisure facilities of St. Albans city centre can be easily reached either by car or the excellent public transport.



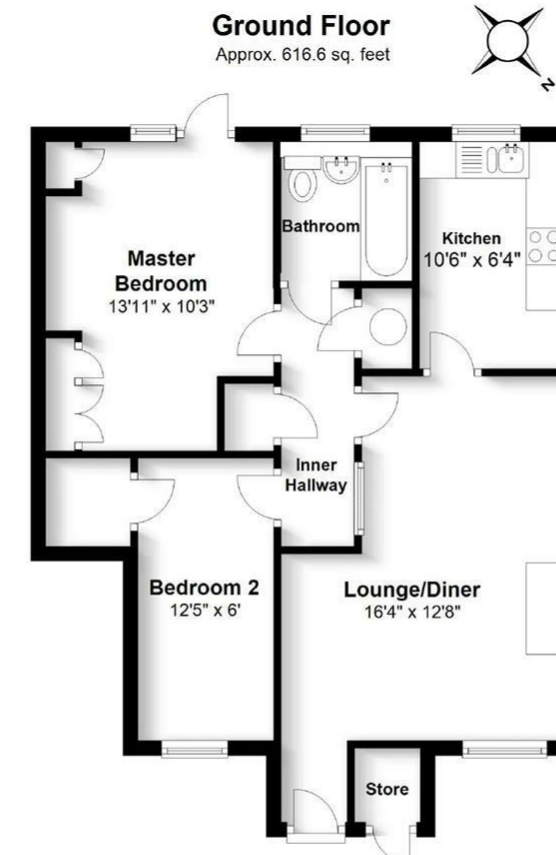
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Total area: approx. 616.6 sq. feet

Produced for CASSIDY AND TATE
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

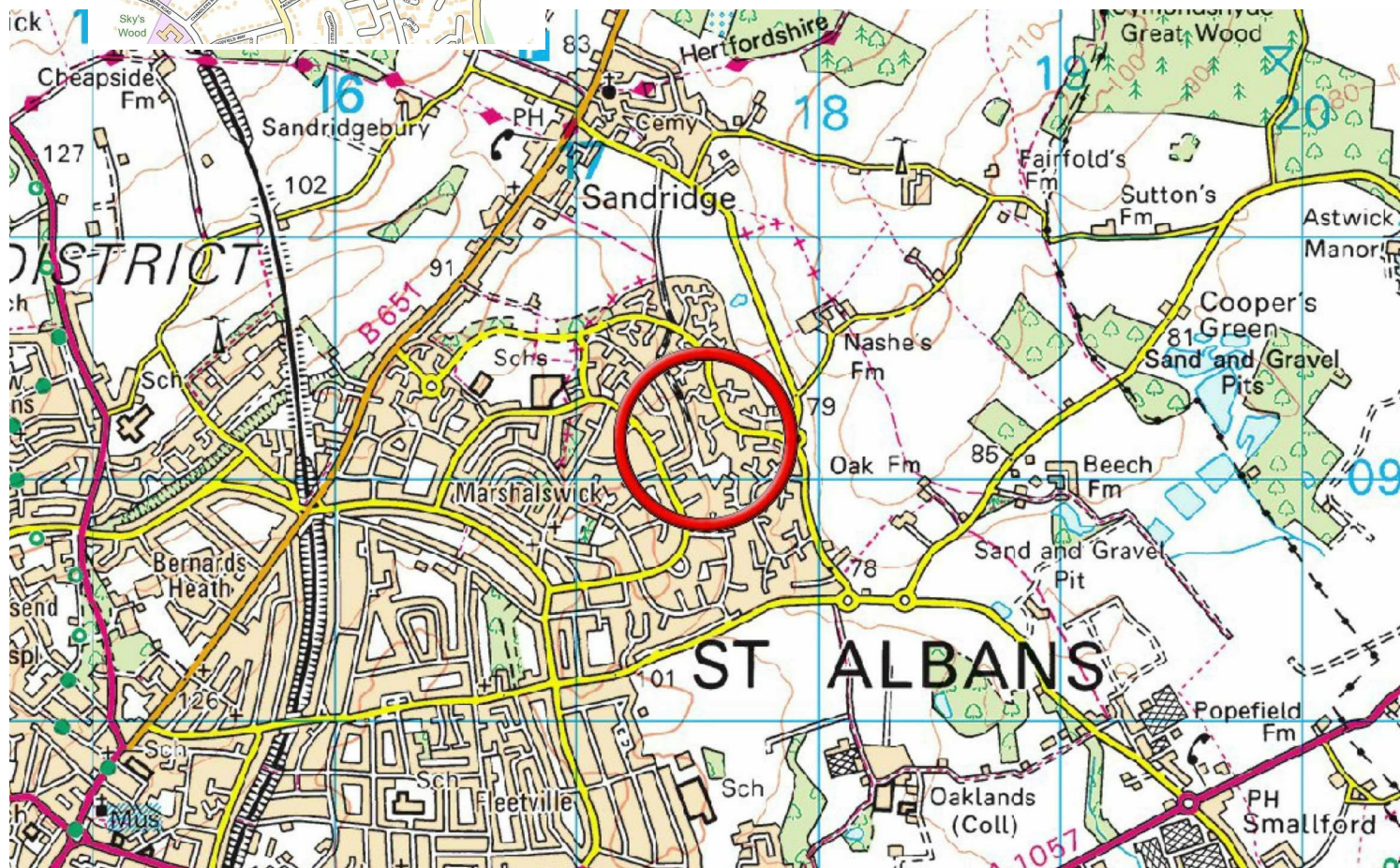
Why Cassidy & Tate

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



Cassidy&Tate



Specialists in Bespoke Properties

- Located In Jersey Farm
- Ground Floor Maisonette
- Lounge/Diner
- Bathroom
- Warden Controlled
- Two Bedrooms
- Kitchen/Breakfast Room
- Visitors Parking bays

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	1	1

EU Directive 2002/91/EC



