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**Cassidy  
& Tate**  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

**FOUR LIMES  
WHEATHAMPSTEAD  
AL4 8JN**

Price Guide £174,950

EPC Rating: C Council Tax Band: C



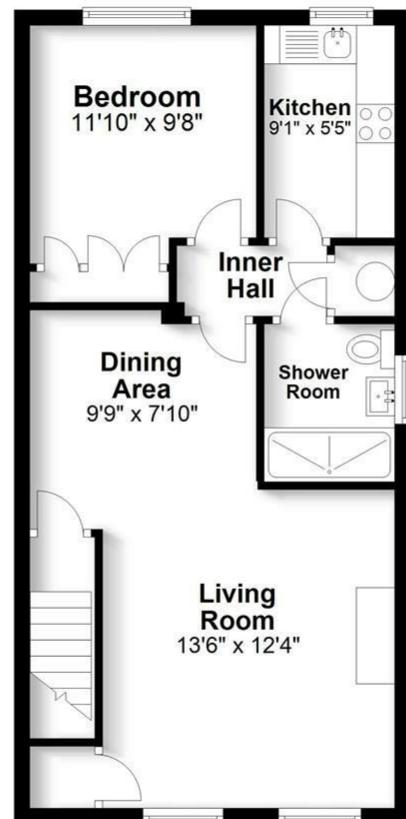
## All The Ingredients Needed For A Fabulous Lifestyle

A stunning one bedroom first floor apartment for the over 55's. The property was refurbished in 2022 to include a refitted kitchen with quartz work tops, built in appliances and under floor heating. The bathroom has also been refitted to include a walk in non-slip shower and underfloor heating. The storage heaters have been replaced with slimline low energy smart panels, along with a new hot water tank. There is double glazing throughout. Outside there are attractive communal gardens with seating and a gate for Residents to gain access to the High Street. There is a communal lounge, kitchen, laundry and parking for Residents to use within the grounds. Wheathampstead is a thriving village surrounded by rolling countryside yet close to all major communication links. SORRY NO PETS.



### First Floor

Approx. 516.9 sq. feet



Total area: approx. 516.9 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

# Perfect Fusion of Location And Way of Living



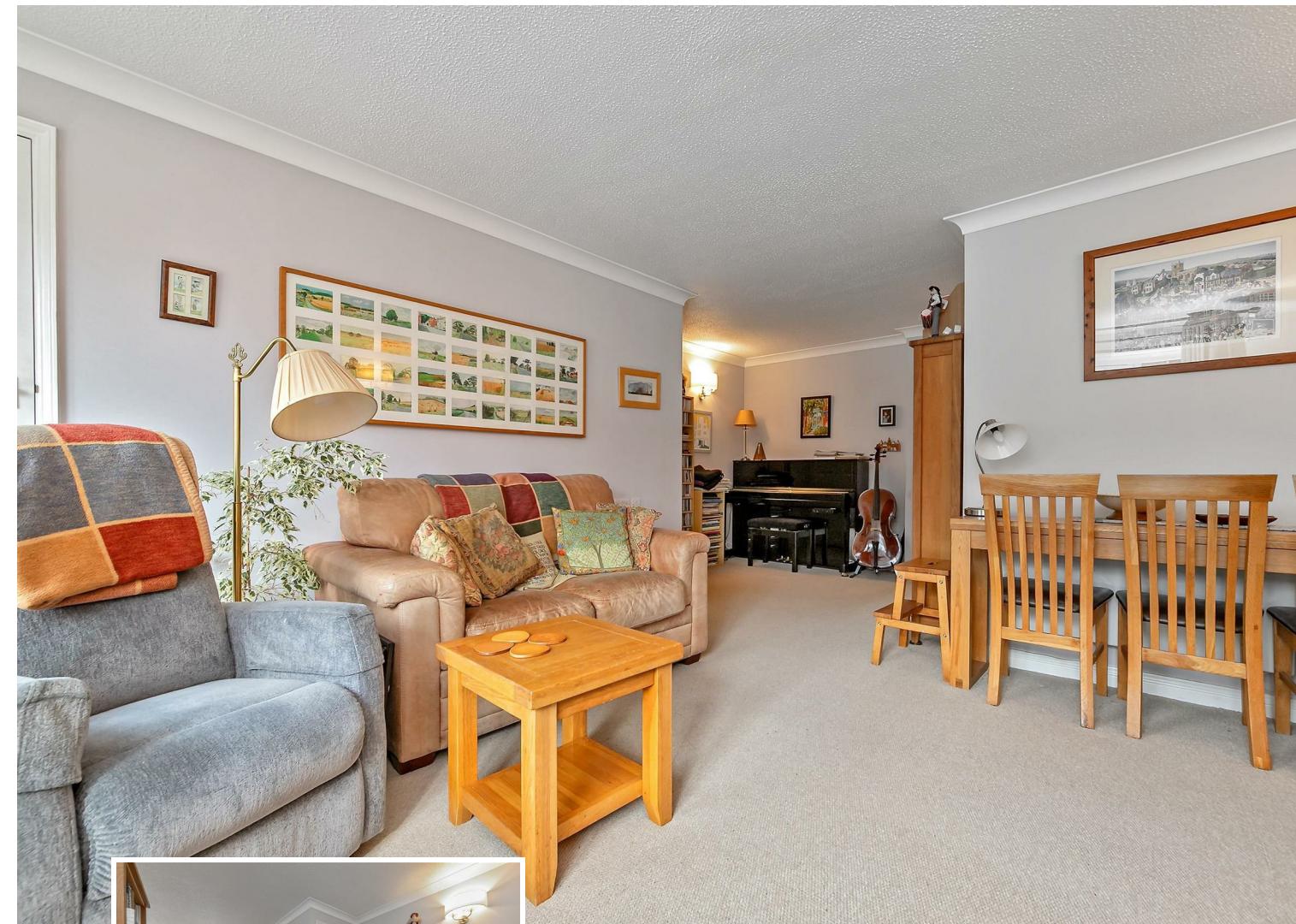
## Why Cassidy & Tate

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*

- Living Room
- Double Bedroom
- Communal Gardens
- Communal Lounge
- Refitted Kitchen
- Refitted Bathroom
- Off Road Parking
- Short walk to High Street

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		76	78
EU Directive 2002/91/EC			



