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01727 228428
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39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

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Award Winning Agency

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HATFIELD ROAD

ST. ALBANS

AL1 4UN

Guide Price £350,000



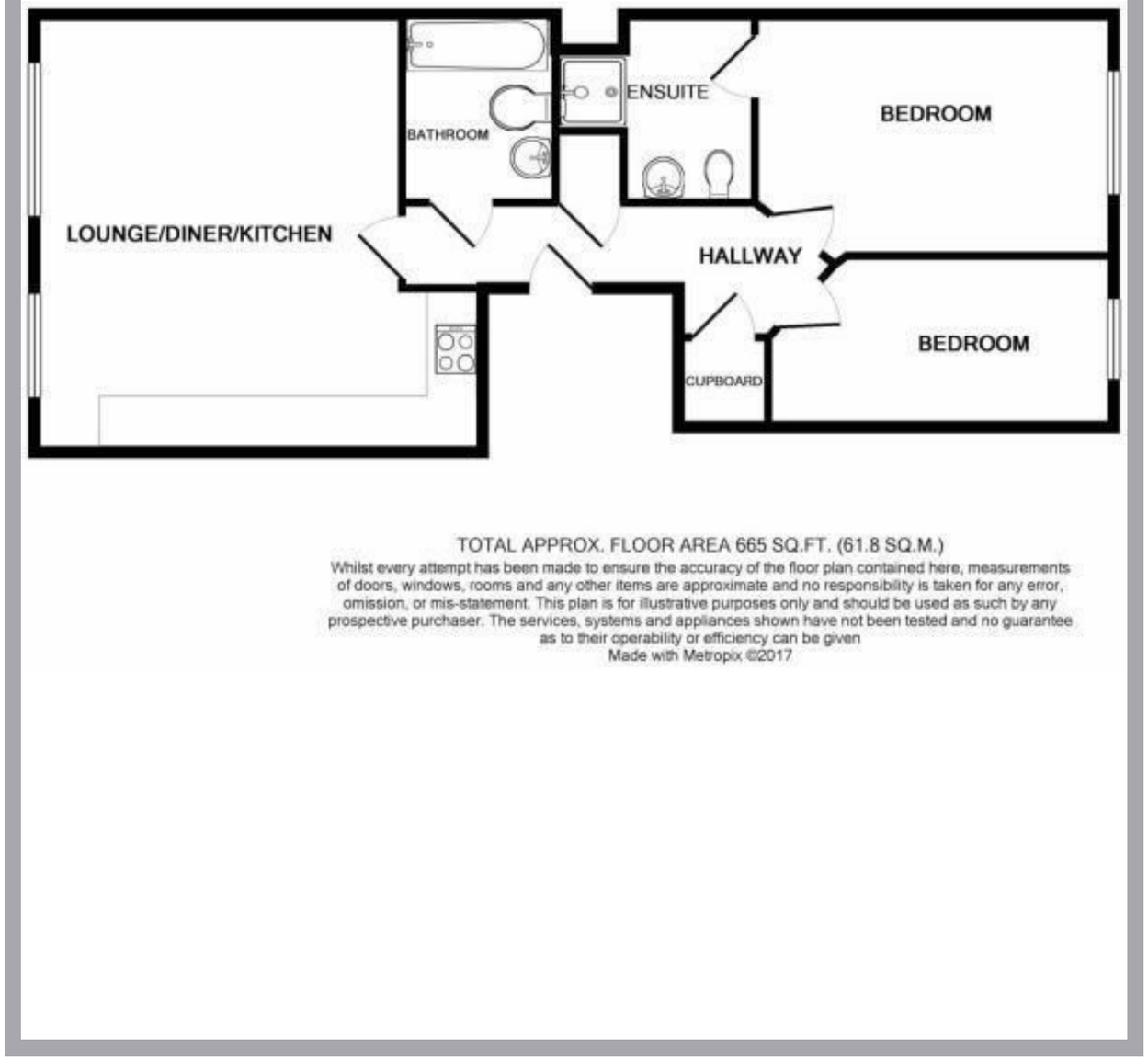
All The Ingredients Needed For A Fabulous Lifestyle

Ideally located within the heart of Fleetville, is this well presented two bedroom ground floor apartment. The property offers bright spacious accommodation comprising: lounge/diner/ kitchen area with integrated fridge/freezer, washing machine and dishwasher. Two bedrooms with en-suite to bedroom one and a three piece bathroom. The property has the further benefit of allocated parking. St. Albans mainline railway station remains just 0.9 miles away with regular trains into London St Pancras, making this an ideal property for a busy London commuter or someone who wants a central city base. Meyrick Court is on the doorstep of Morrisons supermarket and a variety of shops, restaurants and bars. *Chain Free* Council Tax Band 'C' St Albans Council.









TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.

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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.

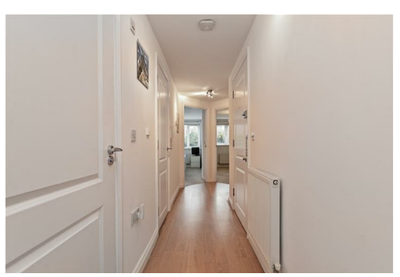
Your Local Property Experts

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



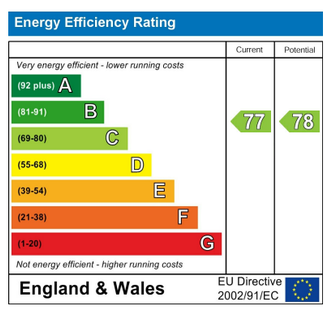


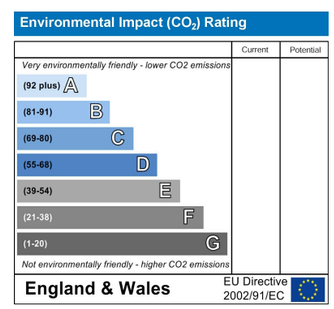




Specialists in Bespoke Properties

- Two Bedrooms
- En-Suite
- 0.9 Miles From City Station
- Ground Floor
- Chain Free
- Allocated Parking
- Close To Local Shops
- School Catchment Area





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