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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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GRANGE COURT  
ST. ALBANS  
AL3 5NE

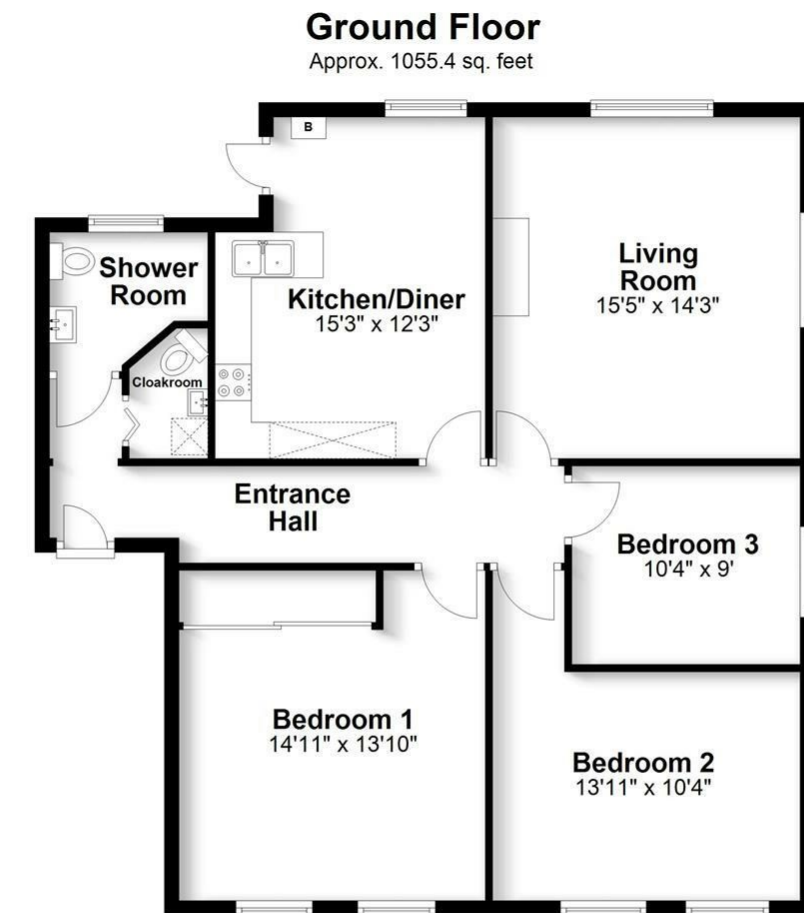
Price Guide £540,000

EPC Rating: C Council Tax Band:



## All The Ingredients Needed For A Fabulous Lifestyle

A rarely available ground floor three bedroom apartment centrally located just a short walk to the City centre and convenient for the mainline station. The generous accommodation includes dual aspect living room, separate kitchen/dining room, large main bedroom with built in wardrobes, two additional bedrooms, cloakroom and shower room. A particulate feature is the direct access from the kitchen/diner onto a patio area leading to the well maintained communal gardens. The property has a long lease of 994 years and a share of the freehold. Grange Court is ideally located opposite St Peter's church a short stroll to the heart of the City Centre where an extensive range of shopping and leisure facilities, many eateries, and cosmopolitan bars can be found. The mainline railway station, linking St. Albans to London, St Pancras is also within close proximity.



Total area: approx. 1055.4 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



## Specialists in Bespoke Properties

- Three Bedroom Apartment
- City Centre Location
- EPC rating C
- Council Tax D £2,199
- Direct Access To Patio Area
- Modern Kitchen & Bathroom
- Generous Accommodation
- Share Of Freehold

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		
<b>England &amp; Wales</b>	75	77
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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

