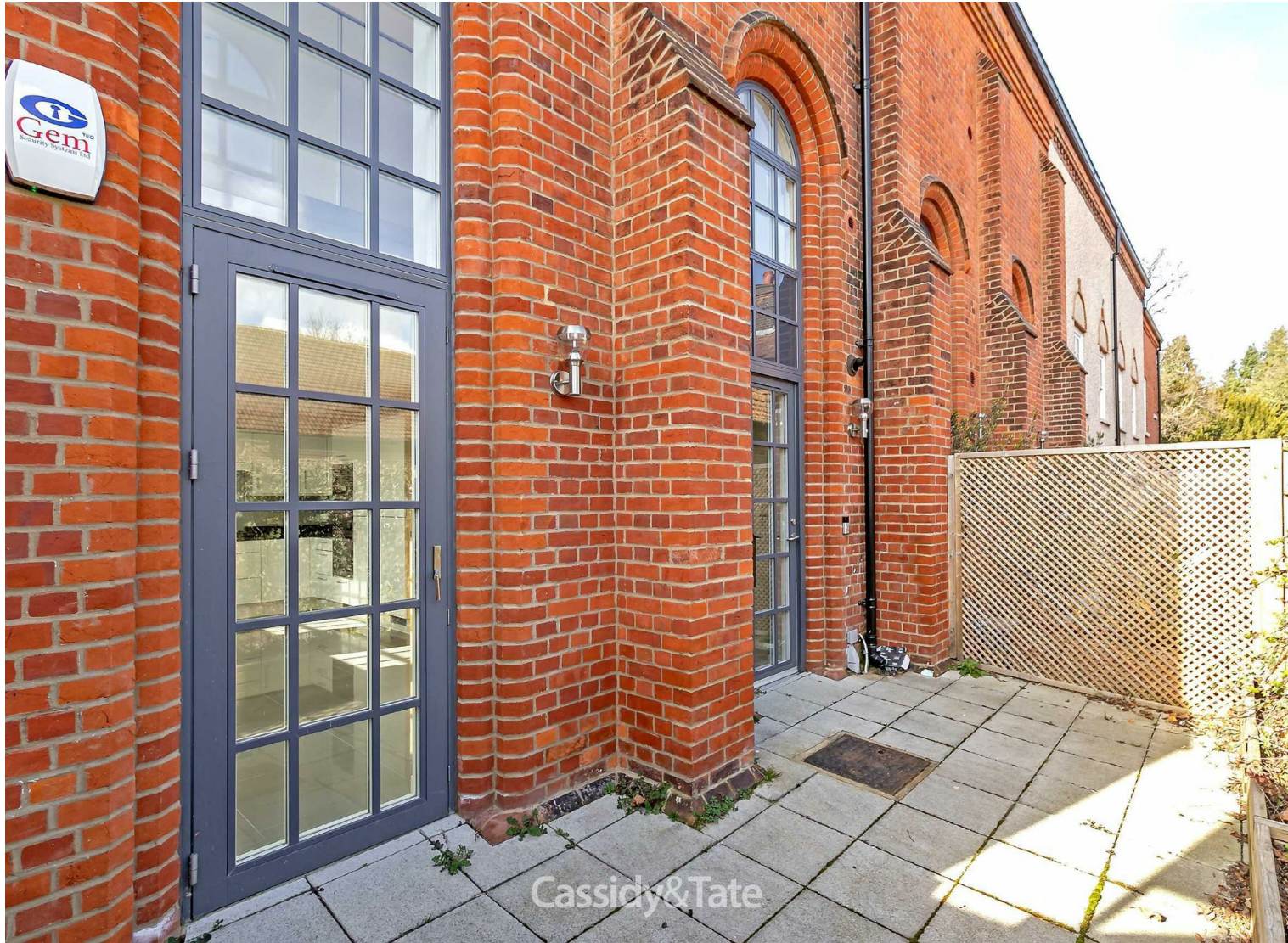


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Cassidy
&Tate
Your Local Experts



Award Winning Agency



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OAK TREE GARDENS
ST ALBANS
AL1 3DE

Guide Price £800,000

EPC Rating: G Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

CHAIN FREE - A stunning brand new three bedroom home forming part of this historic City centre development finished to an exacting specification and ready for immediate occupation. Designed with today's living and entertaining in mind this lovely property offers versatile accommodation on three levels to include a superb kitchen/dining area on the ground floor with an abundance of natural light flooding into the main reception. On the first floor, there is a feature mezzanine living room, bedroom 3/ study and two double bedrooms, en suite shower room and a family bathroom on the second floor. Oak Tree Gardens is an exciting new development of just ten distinctive 3 and 4 bedroom town houses, perfectly located within a short walk of both the mainline station and the City centre's shops, bars and restaurants. With London just 20 minutes away by train, the attractions of the capital are within easy reach, while the delights of St Albans lie close at hand. The re-birth of a historic city centre landmark to create ten imaginatively designed homes of distinction. This is a rare opportunity to acquire a brand new home finished to exacting standards, in a convenient City Centre location.



Total area: approx. 1212.4 sq. feet

Produced for Cassidy & Tate Estate Agents
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

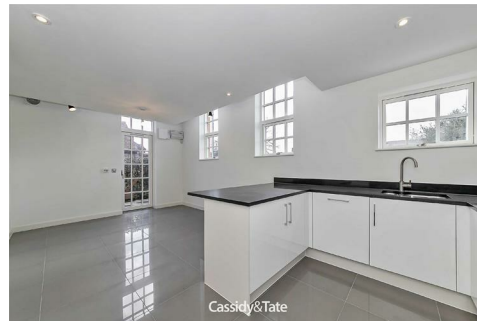
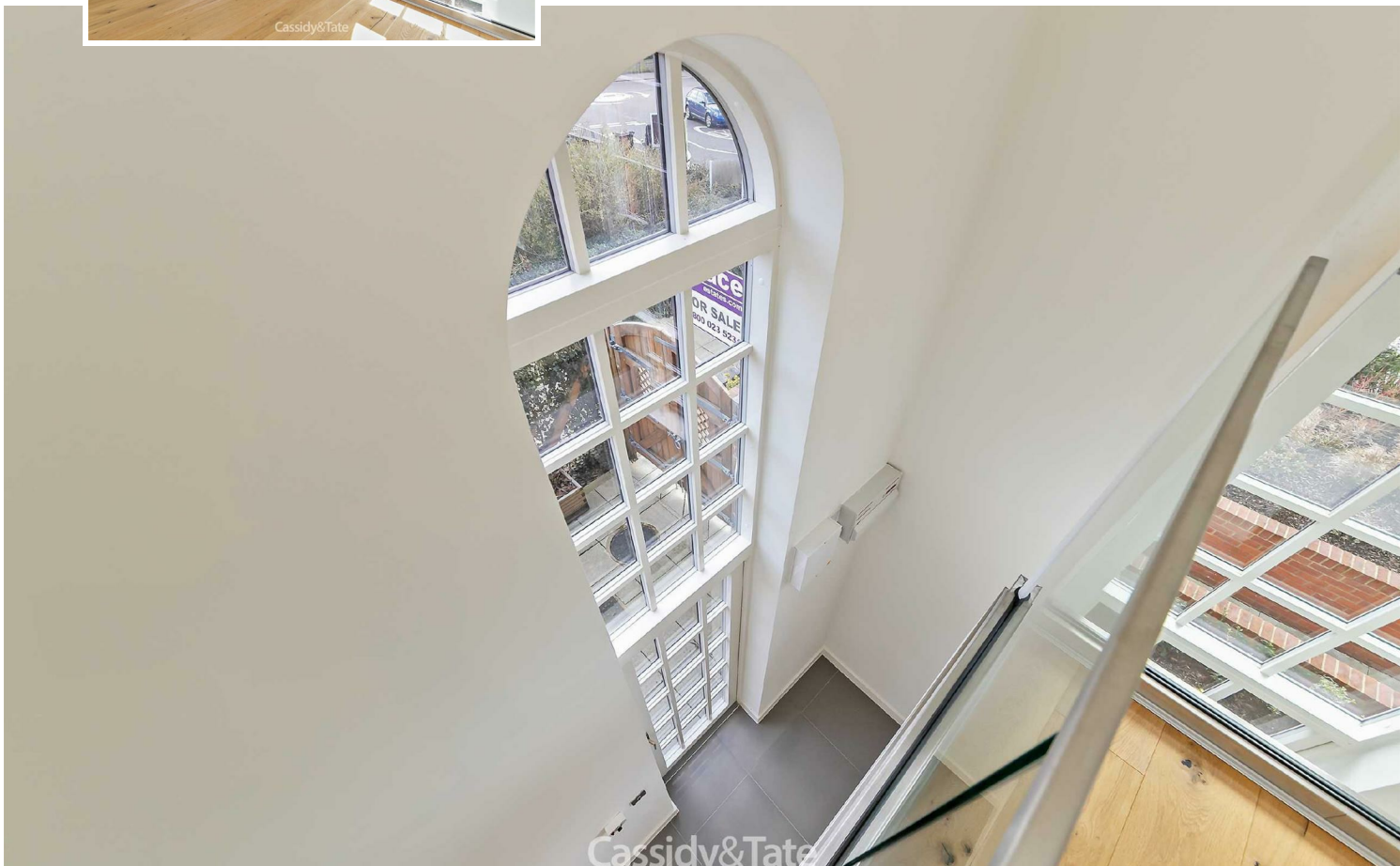
Why Cassidy & Tate

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



Specialists in Bespoke Properties

- CHAIN FREE
- Kitchen/Dining Room
- Main Bedroom With En Suite
- 10 year LABC Warranty
- Brand New Home
- Mezzanine Living Room
- City Centre Development
- Courtyard Garden

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		



