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Cassidy  
& Tate  
Your Local Experts



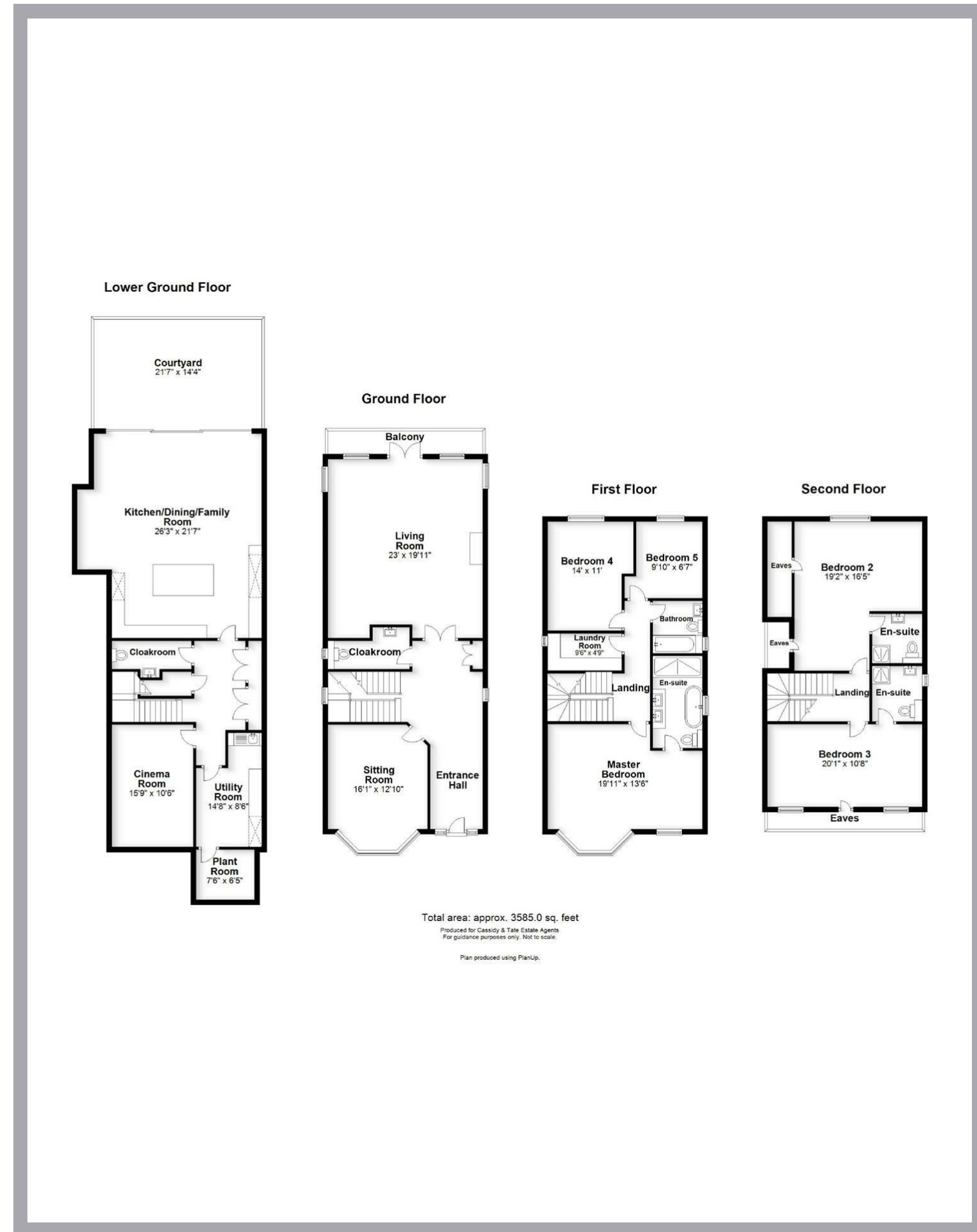
Award Winning Agency

BELMONT HILL  
ST. ALBANS  
ALI IRD



## All The Ingredients Needed For A Fabulous Lifestyle

This brand new prestige five bedroom detached residence will have impeccable high quality finishes throughout, and is situated in highly sought after location just a short walk to the city centre. The property has been intuitively crafted to create an abundance of natural light and seamless flows. This is a home of substantial proportions, spread over four floors, boasting a floor plan of just over 3,500sq ft. On the ground floor, generous living accommodation is warmed by underfloor heating and comprises of an entrance hall, living room, family room and a cloakroom. Master bedroom with en-suite, two further bedrooms and a family bathroom are situated on the first floor. An additional two double bedrooms both with en-suites and with feature vaulted ceilings can be found on the second floor. A fabulous open plan kitchen/dining/family room is flooded with natural light and provides a great space to relax or entertain is situated on the lower ground floor with large full length glass sliding doors allowing for easy indoor/outdoor entertaining in the courtyard garden. Also on the lower ground floor is the cinema room, utility room, cloakroom and the media room. Luxurious sanitary ware together with quality fixtures and fittings have been fitted in the family bathroom, en-suites and cloakrooms. The outside is just as beautiful as the inside with the private courtyard garden plus the large family rear garden and private off street parking to the front. Belmont Hill is positioned right in the heart of the city centre and is also in the catchment of excellent schools. This property also has the added benefit of being chain free.



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

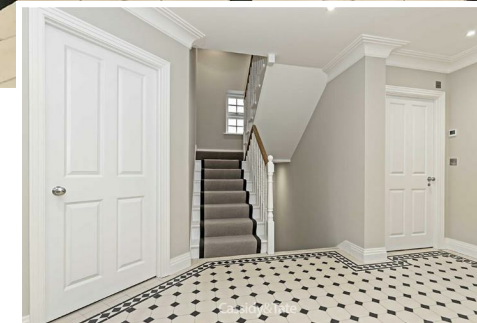
## Why Cassidy & Tate

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

- Brand New Construction 2020
- Split Over Four Levels
- Kitchen/Living/Dining Room
- Approx 3,500 Square Feet
- Period Style Detached House
- Five Bedroom & Four Bathrooms
- Two Further Reception Rooms
- Cinema, Driveway, Chain Free

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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