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**Cassidy  
& Tate**  
Your Local Experts



Award Winning Agency



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

ROYAL ROAD  
ST. ALBANS  
AL1 4LQ

Price Guide £350,000

EPC Rating: Council Tax Band: New Build

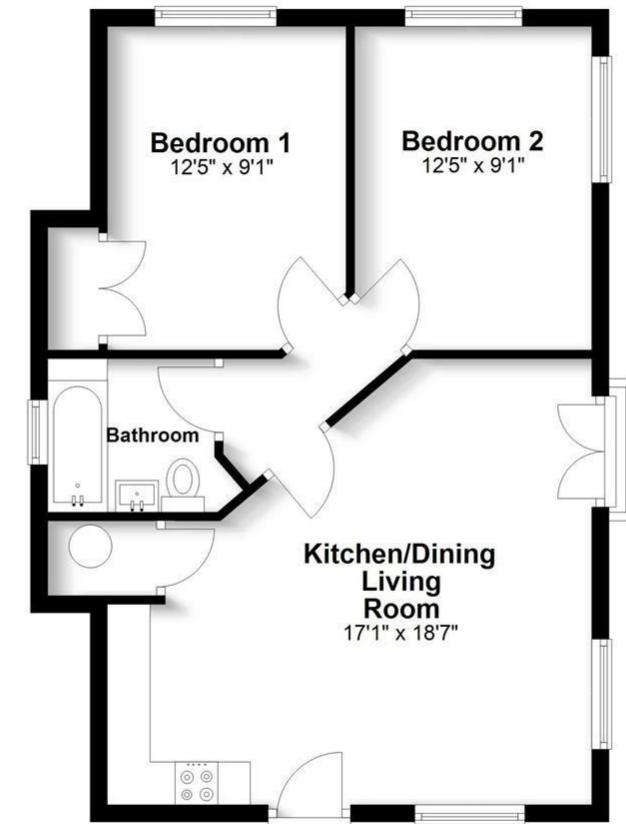


## All The Ingredients Needed For A Fabulous Lifestyle

Positioned in the heart of the ever-popular Fleetville area, this brand-new top-floor maisonette on Royal Road, St Albans, is an ideal first step onto the property ladder. Completed in 2026 and offering approximately 585 sq ft of modern living space, the home combines contemporary design with low-maintenance living. The property features a bright and welcoming reception room with excellent natural light, a modern kitchen area and two well-proportioned bedrooms, perfect for flexible living or home working. A stylish bathroom completes the accommodation, finished to a high standard throughout. A key advantage for first-time buyers is the chain-free purchase, ensuring a smooth and stress-free move. Additional benefits include off-street parking and a 10-year new-build warranty, providing peace of mind and reduced maintenance costs. Conveniently located within walking distance of the train station, the property is ideal for commuters, while local shops, cafés and amenities are close at hand. This is a fantastic opportunity to secure a modern, energy-efficient home in a sought-after St Albans location.



**Second Floor**  
Approx. 585.5 sq. feet



Total area: approx. 585.5 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*

- Brand New Apartment
- Warranty
- Off Street Parking
- Heart Of Fleetville
- Top Floor Maisonette
- Two Double Bedrooms
- Chain Free
- Walking To Station
- Long Lease
- Open Plan Accommodation

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	EU Directive 2002/91/EC		



