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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

4 PATTISON PLACE, VERULAM ROAD
ST ALBANS
AL3 4DJ

Asking Price £1,035,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Forming part of a select development centrally locate in the charming city of St Albans, this individual three bedroom new build townhouse offers a perfect blend of modern living and convenience with an abundance of natural light flooding this beautiful home. The well appointed accommodation on three floors is designed with contemporary fixtures and finishes and includes a stunning main living/kitchen with vaulted, arched ceiling and feature porthole window. On the first floor, there are two bedrooms and a stylish bathroom with direct access to a courtyard garden. The main bedroom boasts both en suite and dressing area and outside area. The high specification is evident throughout, featuring Schmid kitchens equipped with Neff appliances and elegant Quartz surfaces, perfect for those who enjoy cooking and entertaining. The engineered wood flooring adds a touch of sophistication, creating a warm and inviting atmosphere throughout the home. Additionally, the property includes allocated parking for one vehicle with an electric charger, a valuable feature in this bustling area, and a communal garden area. Situated just a short stroll to the city centre and the Cathedral , residents will benefit from easy access to the mainline station, making commuting a breeze. This property is not just a house; it is a landmark conversion that combines modern amenities with the appeal of St Albans.

The Poppies

A stunning collection of 7 luxury properties

tilt to a high

DAY Saturday 18th July - BOOK YOUR VIEWING TO

To register your interest please contact selling agents:

Cassidy & Tate

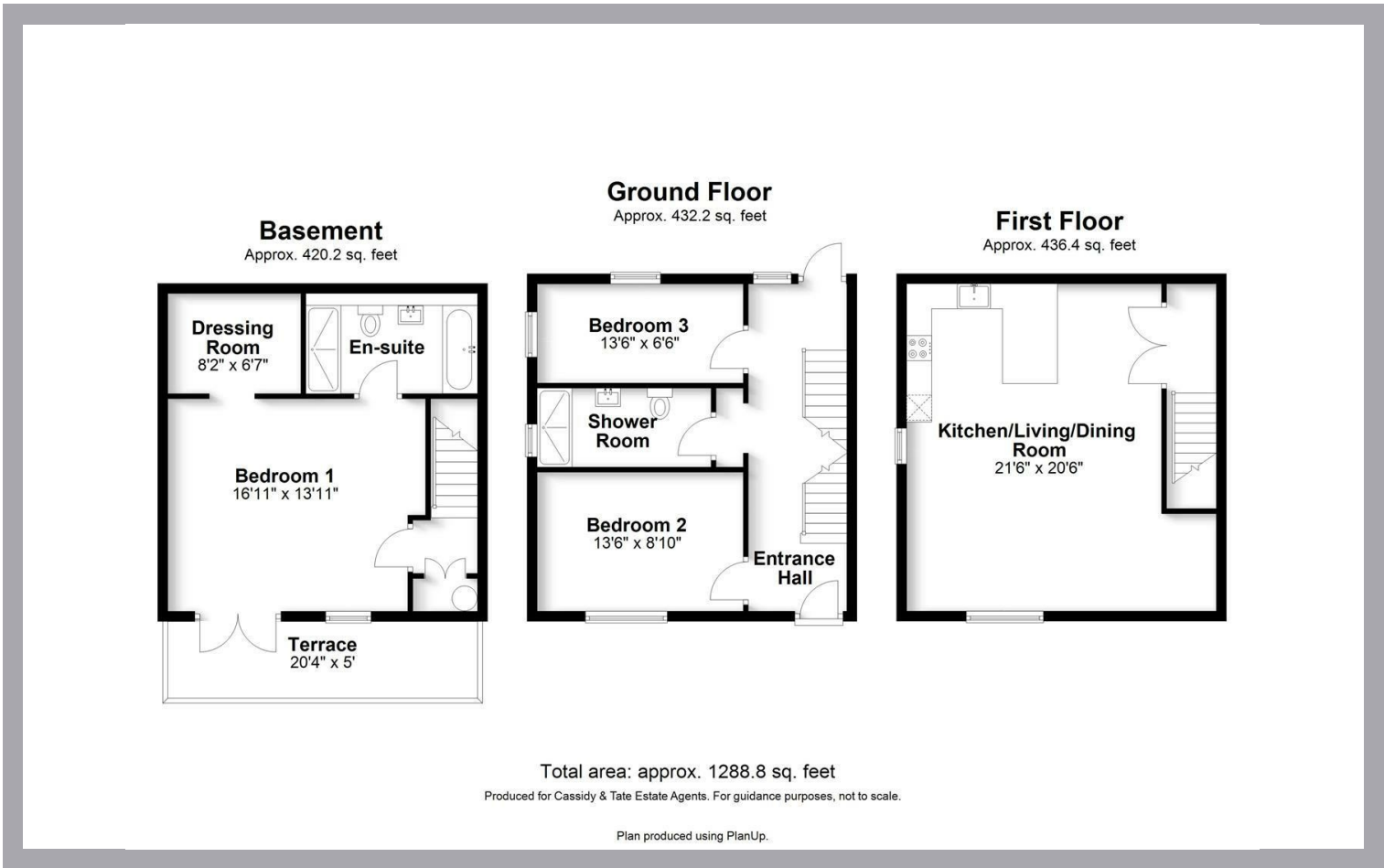
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



Specialists in Bespoke Properties

- Parking With Electric Charger
- Nearing Completion
- New Home
- Select Development
- Schmidt Kitchen
- Launch Date 18th July
- Three Bedrooms
- Central Location
- Stunning Lounge/Kitchen
- Outside 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	EU Directive 2002/91/EC	

