



All The Ingredients Needed For A Fabulous Lifestyle

A well maintained and deceptively spacious, one double bedroom, first floor maisonette situated in the popular New Greens area of St. Albans. Internally the property features a well proportioned lounge/dining room, a fitted kitchen, one double bedroom and a bathroom. Outside the property enjoys communal green spaces. Blueberry Close is positioned close to good local amenities and is within the catchment of highly regarded local schools, plus open spaces including Batchwood golf course. St. Albans city centre with its extensive shopping and leisure facilities is only a short distance away.

BLUEBERRY CLOSE

ST. ALBANS
AL3 6NH

£250,000





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Specialists in Bespoke Properties

- One Double Bedroom
- Driveway/Parking
- Walking Distance To Parklands
- Double Glazed
- Loft Access
- Close To Local Shops
- Gas Heating
- First Floor

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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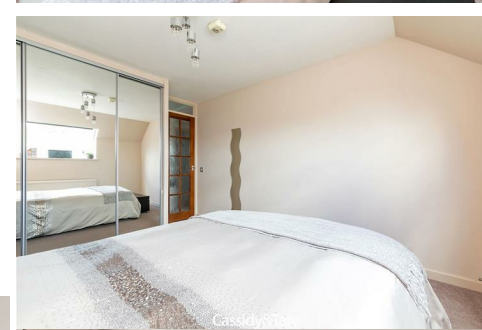
Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

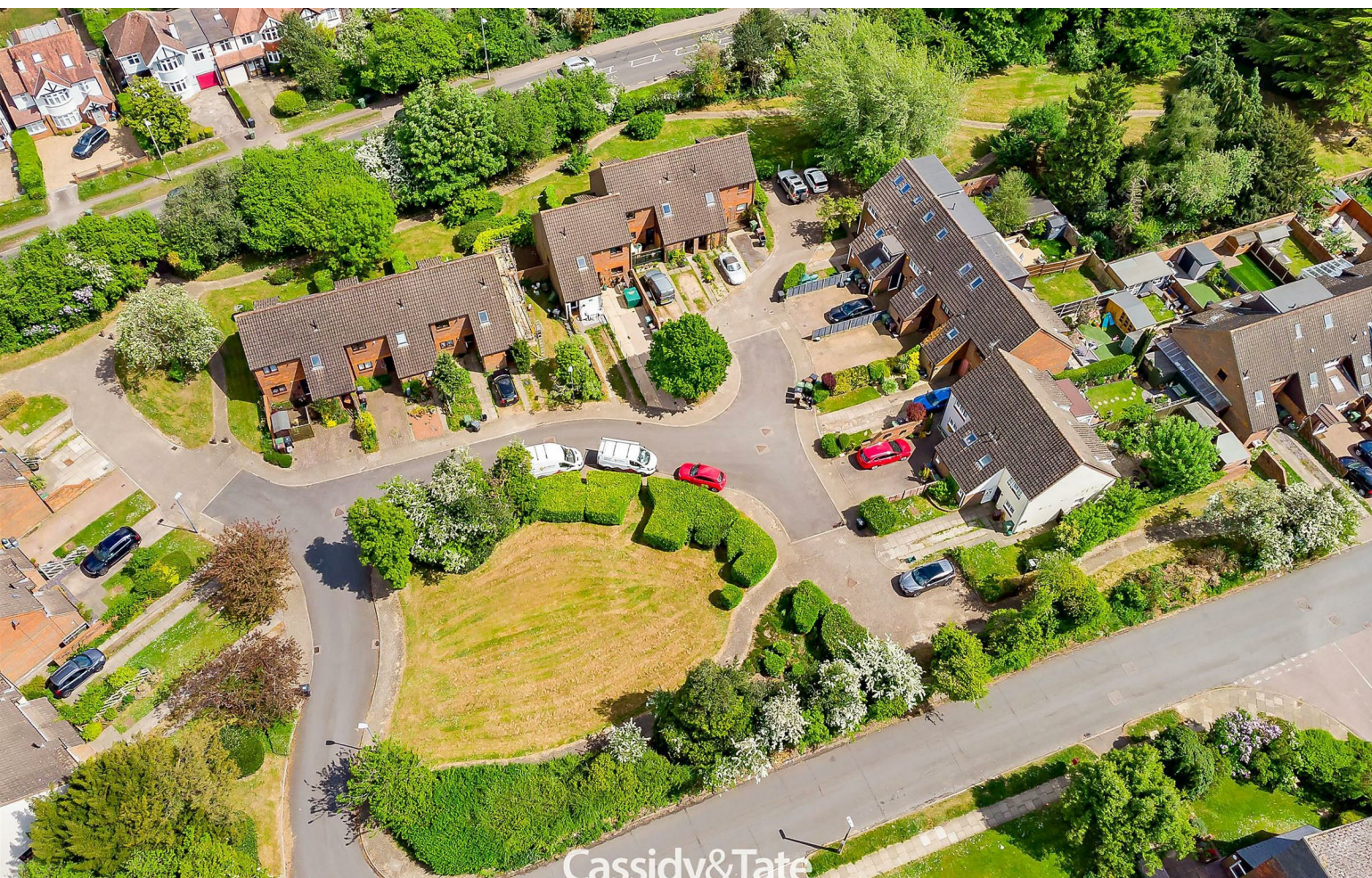
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to 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



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Ground Floor
Approx. 530.1 sq. feet



Total area: approx. 530.1 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.



Award Winning Agency