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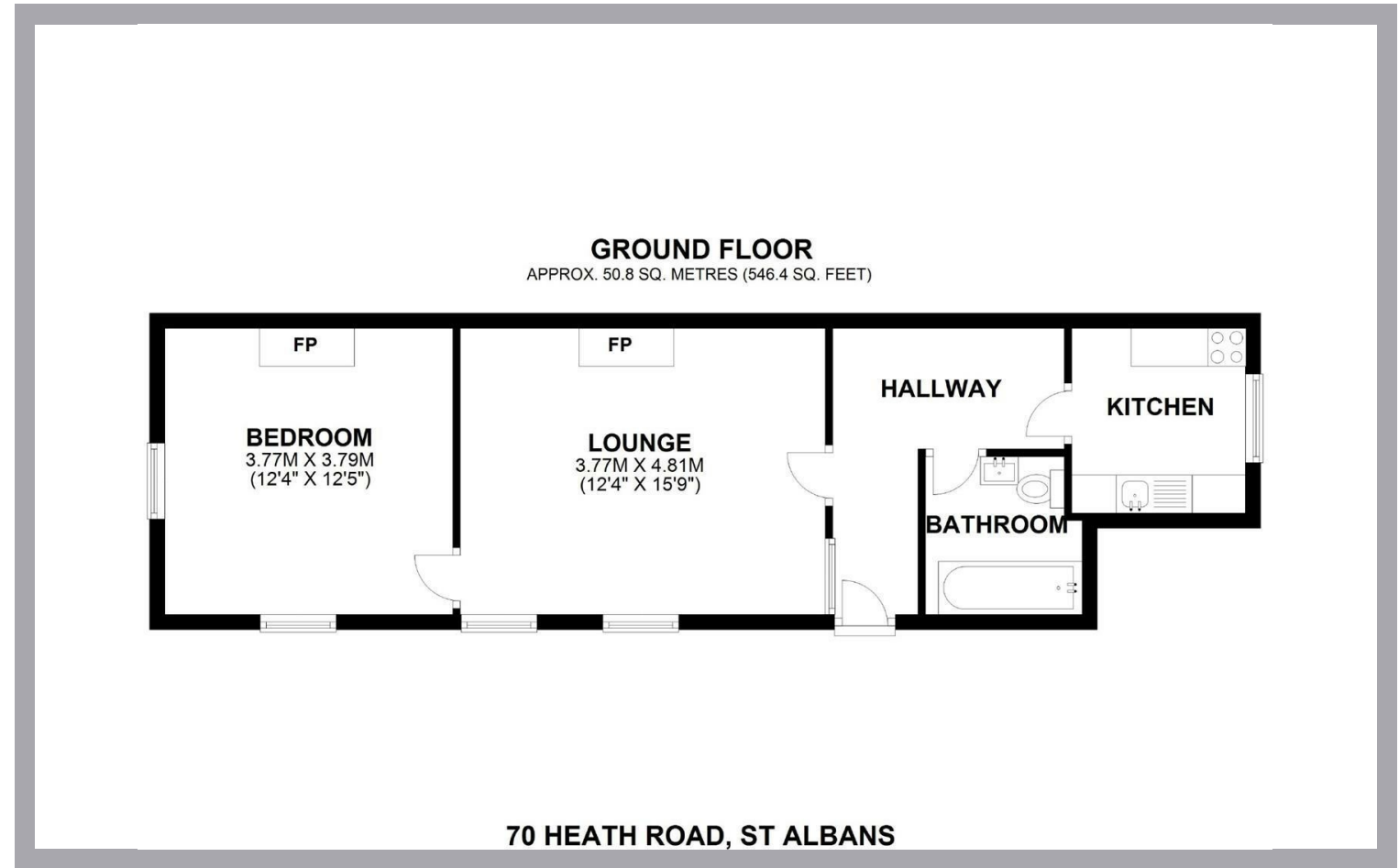
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Cassidy
&Tate
Your Local Experts



Award Winning Agency

HEATH ROAD
ST ALBANS
AL1 4DP



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.

All The Ingredients Needed For A Fabulous Lifestyle

This one bedroom period maisonette conversion will make the perfect home for a professional/commuter or an ideal investment purchase as it is a stone's throw away from the mainline railway station, linking St. Albans to London, St. Pancras and is a short walk to the city centre. The property is presented in good decorative order throughout and benefits from a 15' lounge/dining room, a fitted kitchen, bathroom and a double bedroom. Further features include a private garden to the rear of the property and an allocated parking space. St. Albans is a vibrant city with a twice weekly market and an extensive range of shopping and leisure facilities as well as many cosmopolitan bars and many eateries.



Specialists in Bespoke Properties

- Double Bedroom
- Garden
- Close To Station
- Bathroom
- Period Features
- Parking
- Close to Local Shops
- Lounge/Diner

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	1	1
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		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

