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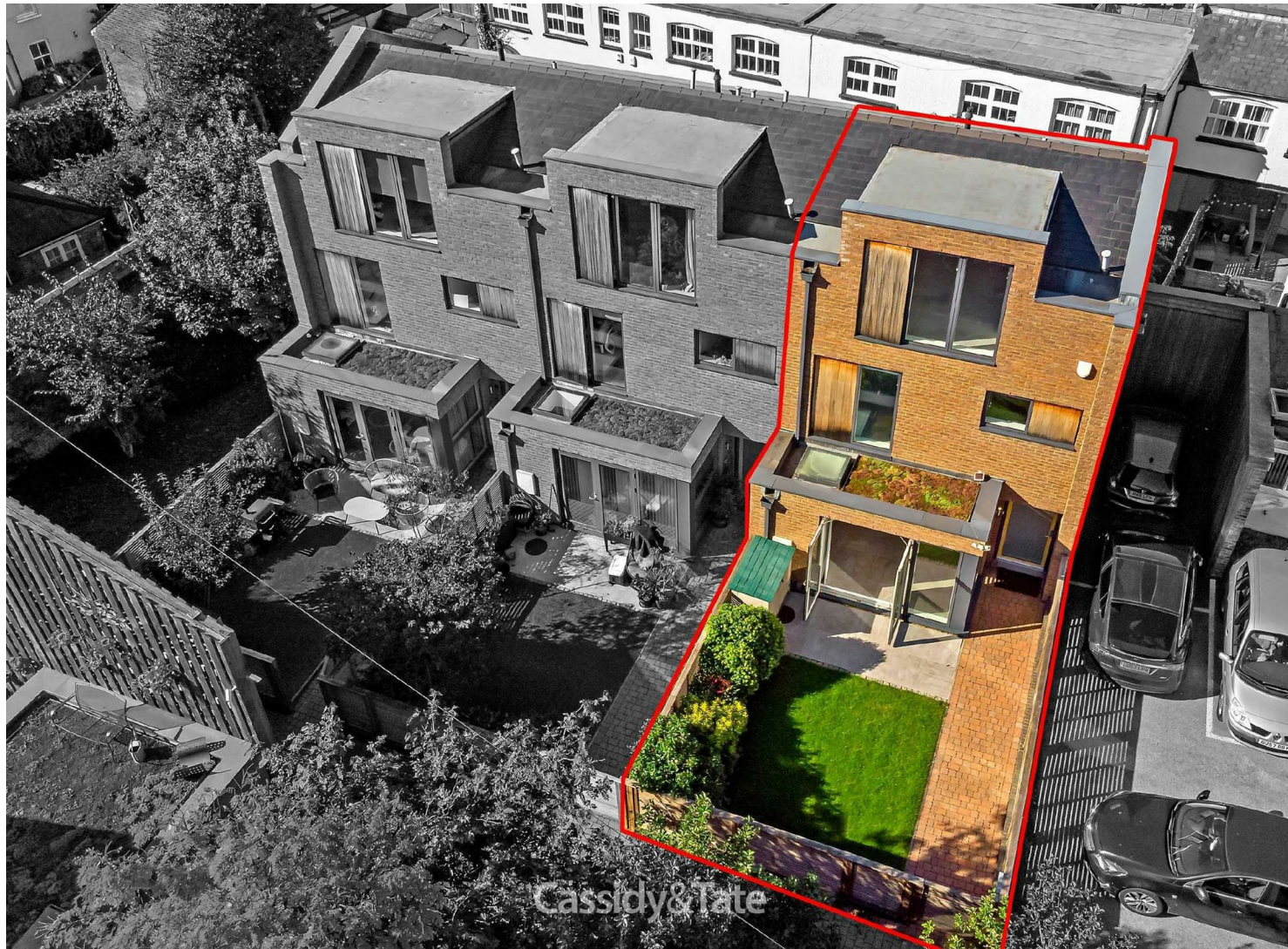
Cassidy  
& Tate  
Your Local Experts

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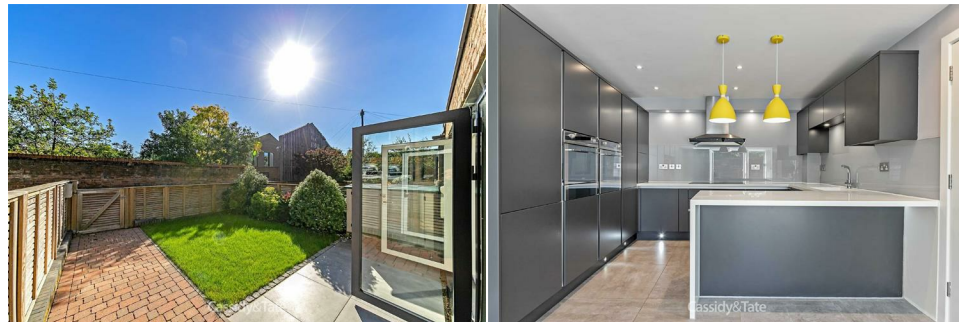
Award Winning Agency

VICTORIA STREET  
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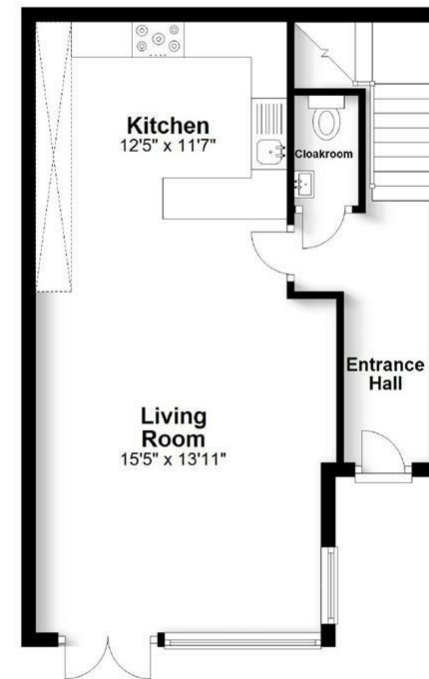


# All The Ingredients Needed For A Fabulous Lifestyle

A stunning, contemporary three bedroom end of terrace townhouse, nestled within an exclusive development which is ideally located between St Albans High Street and the mainline train station. The city centre bustles with a host of individual eateries with fine dining, great independent local pubs together with boutique shops and Verulamium Park with its stunning lake. The property has been beautifully designed and incorporates a high quality finish throughout. Comprising internally: Entrance hall with smart security system, downstairs w/c, stylish open plan living room/kitchen with integrated appliances and doors that open onto the low maintenance garden. The first floor offers two well proportioned bedrooms and a modern family bathroom, whilst the second floor provides an impressive principal bedroom with built in wardrobes, additional storage areas, large windows and an immaculate en-suite shower room. With its own front garden the property is further benefitted by attractive communal gardens and having an allocated parking space.



**Ground Floor**  
Approx. 474.8 sq. feet



**First Floor**  
Approx. 393.0 sq. feet



**Second Floor**  
Approx. 339.5 sq. feet



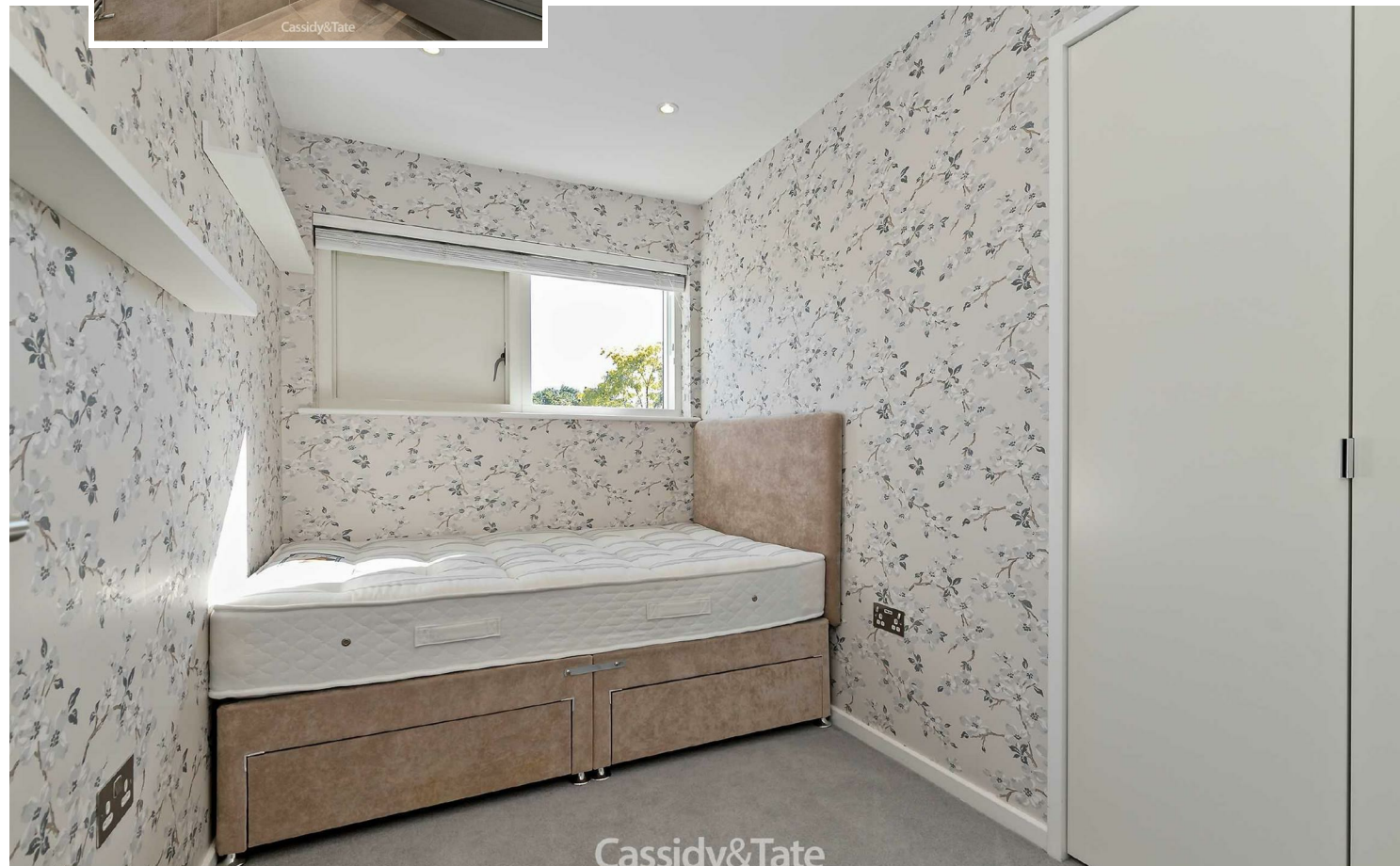
Total area: approx. 1207.2 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. 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

- End Terrace Townhouse
- Town Centre
- High Specifications
- 1157 Sq Feet
- Contemporary Development
- Allocated Parking
- Three Bedrooms
- Ideal For Mainline Station

| 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 |         |           |
| <b>England &amp; Wales</b>                  | 74      | 1         |
| 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) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                                      | 1       | 1         |
| EU Directive 2002/91/EC   |         |           |

