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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



MINISTER COURT
ST. ALBANS
AL2 2NF

Price Guide £340,000



All The Ingredients Needed For A Fabulous Lifestyle

A stylish ground floor apartment that has a sense of space and light throughout being set in a small select development. The living accommodation includes a hallway, well proportioned lounge with french doors opening onto a small patio area and a kitchen with integrated appliances. The property further boasts two double bedrooms with the principal bedroom benefiting from an en-suite. There is also a further family bathroom. Residents of Minister Court have the added benefits of well tended communal grounds. Close to the property there is one allocated parking space with ample visitors parking. Links to the national motorway network and all London Airports are easily accessible from the location of the property with connections to the M25, M1 and A1 being a short drive away plus Park Street train station is close by where a frequent service runs to St Albans and Watford. From Radlett or St Albans main station there is also the Thameslink connecting to St Pancras International.



Ground Floor
Approx. 732.5 sq. feet

Total area: approx. 732.5 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

- Spacious Ground Floor Flat
- Integrated Kitchen
- En Suite Shower Room
- Chain Free
- Double Aspect Sitting Room
- Two Double Bedrooms
- Bathroom
- Allocated Parking

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	70	75
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

