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Cassidy
&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



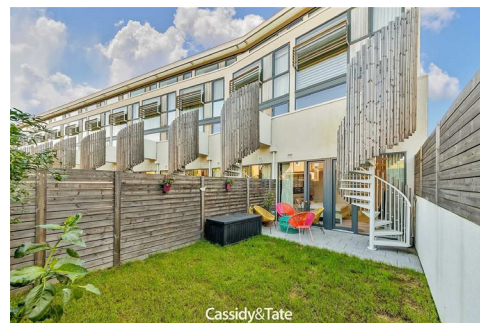
GABRIEL SQUARE
ST ALBANS
AL1 3AS

Offers In Excess Of £700,000

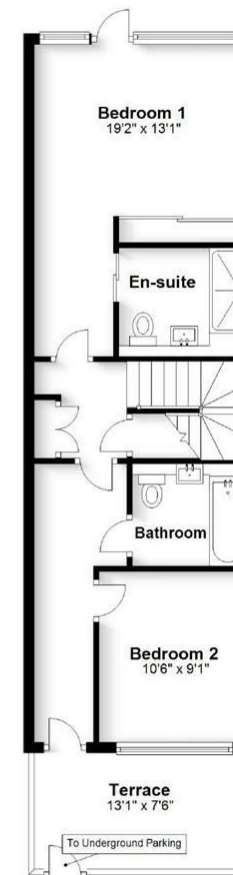


All The Ingredients Needed For A Fabulous Lifestyle

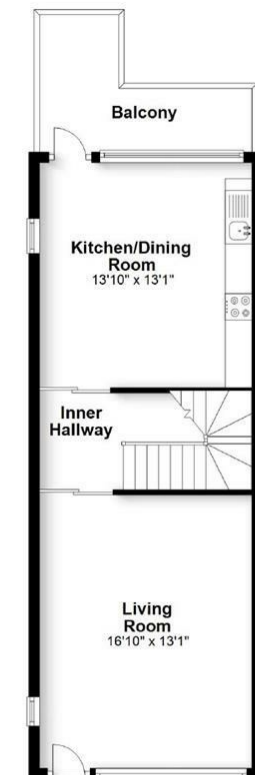
Cassidy & Tate are pleased to present this luxurious two bedroom duplex which is located in the heart of St Albans City Centre within an award winning development. This stunning home has been designed to provide contemporary living and is flooded with natural light via the floor to ceiling windows. As you enter the property there is a bright and airy feel and modern fixtures and fittings which includes underfloor heating throughout, video entry systems and a Control4 Smart Home System which enables homeowners to control the lights, and heating all at the touch of a button and remotely from your phone. A Poggenpohl fully integrated kitchen with Corian worktops is at the heart of the home, which includes integrated Neff appliances and ample storage. On the lower ground floor, the principal bedroom enjoys the facilities of a luxurious en-suite shower room, fitted wardrobes and access onto the rear garden. The additional bedroom is served by a guest bathroom and picture window. Secure underground parking also complements this property perfectly. Gabriel Square is ideally located for the mainline railway station and the excellent shopping and leisure facilities of the city centre.



Lower Ground Floor
Approx. 486.2 sq. feet



Upper Ground Floor
Approx. 485.8 sq. feet



Total area: approx. 971.9 sq. feet

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

Plan produced using PlanUp.

Perfect Fusion of Location And Way of Living

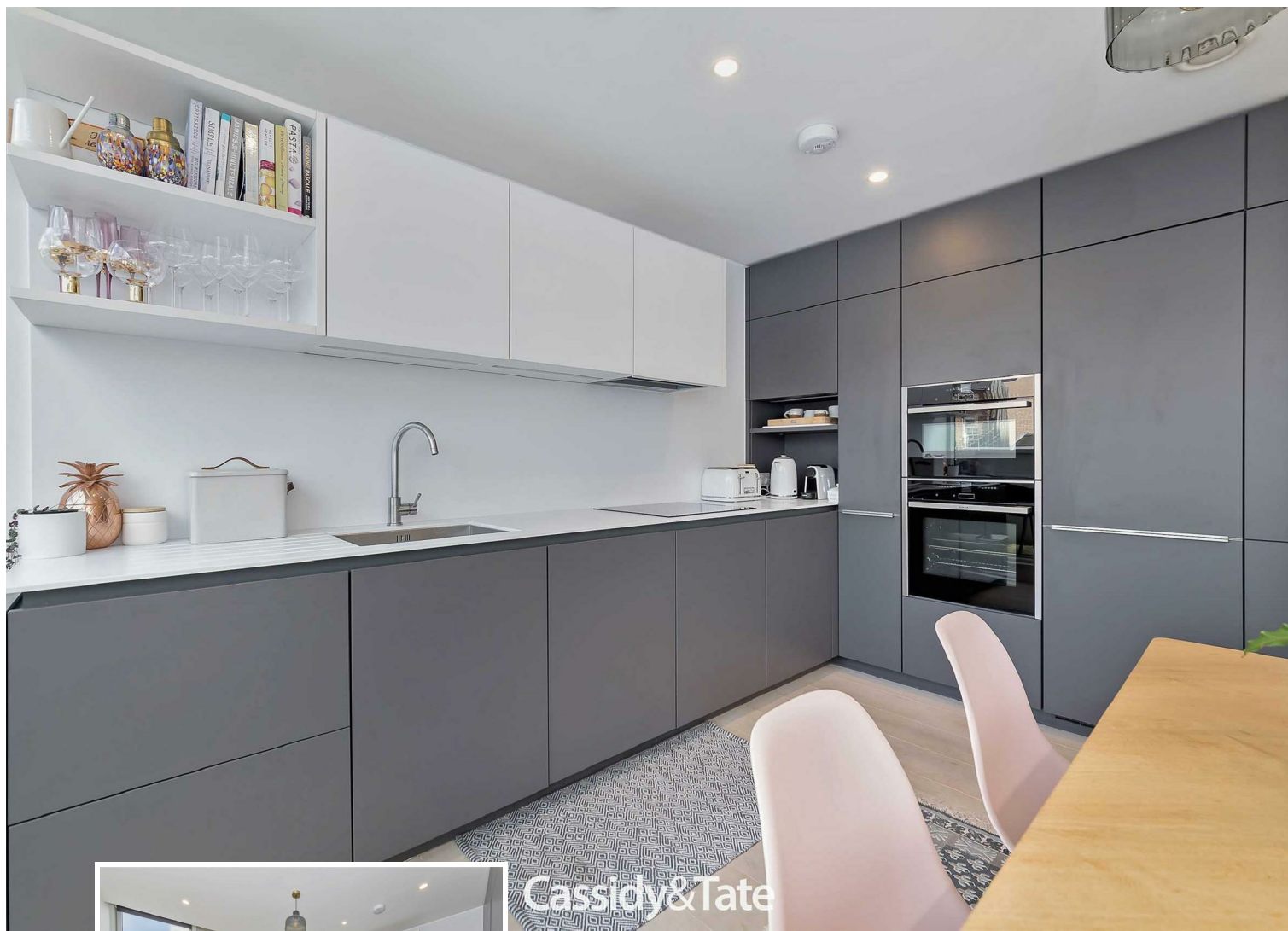
Why Cassidy & Tate

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

- Award Winning Development
- Poggenpohl Kitchen
- Luxurious Features
- Secure Underground Parking
- Two Bedroom Duplex
- Stunning Bathrooms
- Private Rear Garden
- Walking to Station & City

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	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		
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