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Cassidy
&Tate
Your Local Experts



Award Winning Agency

ALBERT STREET
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ALI IRT

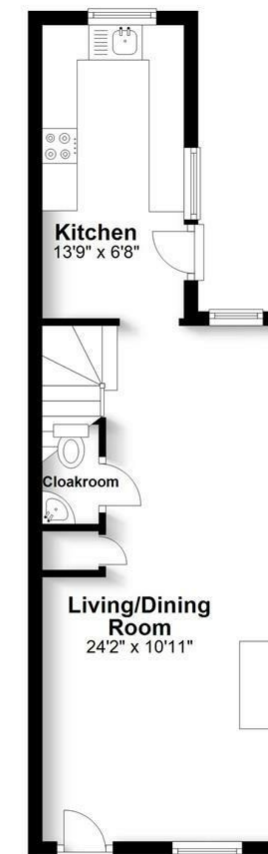


All The Ingredients Needed For A Fabulous Lifestyle

CHAIN FREE- A prime position close to the city centre, the mainline railway station with fast trains into London, and a good primary school, plus an attractive aesthetic appearance makes this two bedroom, two reception end terraced cottage, a favoured address for professionals and commuters alike. The property is arranged over three levels, benefitting from a converted loft space that provides a very useable room that will serve a multitude of purposes. Internally the property is beautifully presented with a contemporary feel yet boasts character. Practical living accommodation features a living room, the dining room, a lovely fitted kitchen with access to the rear garden, two bedrooms, a family sized bathroom and a good sized loft room with plenty of eaves storage space. A low maintenance and private enclosed rear garden complements the property further. Albert Street is a sought after address, conveniently located for ease of access to the city centre.



Ground Floor
Approx. 357.6 sq. feet



First Floor
Approx. 259.8 sq. feet



Second Floor
Approx. 113.8 sq. feet



Total area: approx. 731.2 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



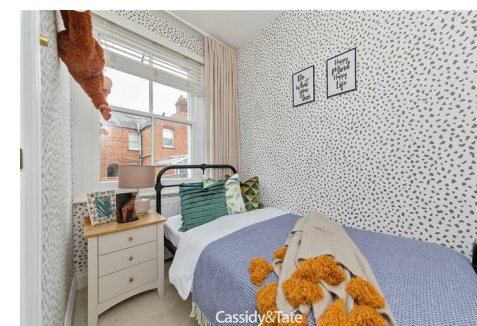
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- CHAIN FREE
- Loft Room
- Close To City Station
- Period Property
- Side Access
- Close To City Centre
- Downstairs W/C
- School Catchment Area

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	54	53
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	50	54
EU Directive 2002/91/EC		



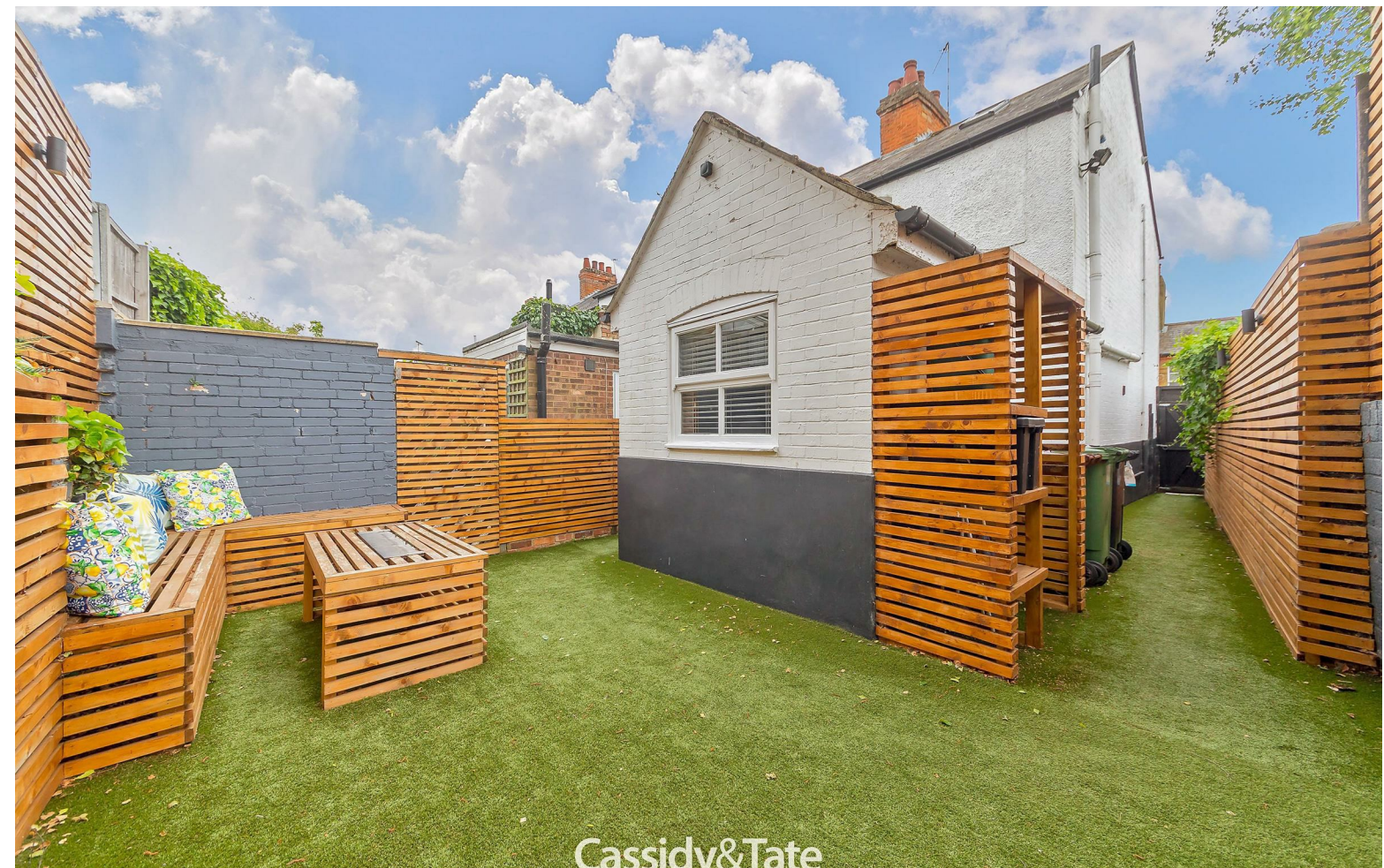
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