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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ABBEY MEWS, HOLYWELL HILL
ST. ALBANS
AL1 1QN

Offers In The Region Of £400,000



All The Ingredients Needed For A Fabulous Lifestyle

A rarely available listed conversion enjoying an idyllic location within the backdrop of the Cathedral just a short walk to the City centre. This one double bedroom first floor maisonette offers a wealth of character features to include exposed timbers and beams and is offered for sale with no upper chain. The property also benefits from an allocated parking space to the rear and it's own courtyard area. The accommodation included main bedroom, large four piece luxury bathroom and stunning open plan kitchen/living area. Abbey Mews is situated off Holywell Hill only a short distance away from the City Centre with its extensive shopping, restaurants and leisure facilities, the Cathedral and the lovely open spaces of Verulamium. The mainline railway station linking St. Albans to London, St Pancras remains only a short distance away.



Floor Plan
Approx. 719.0 sq. feet



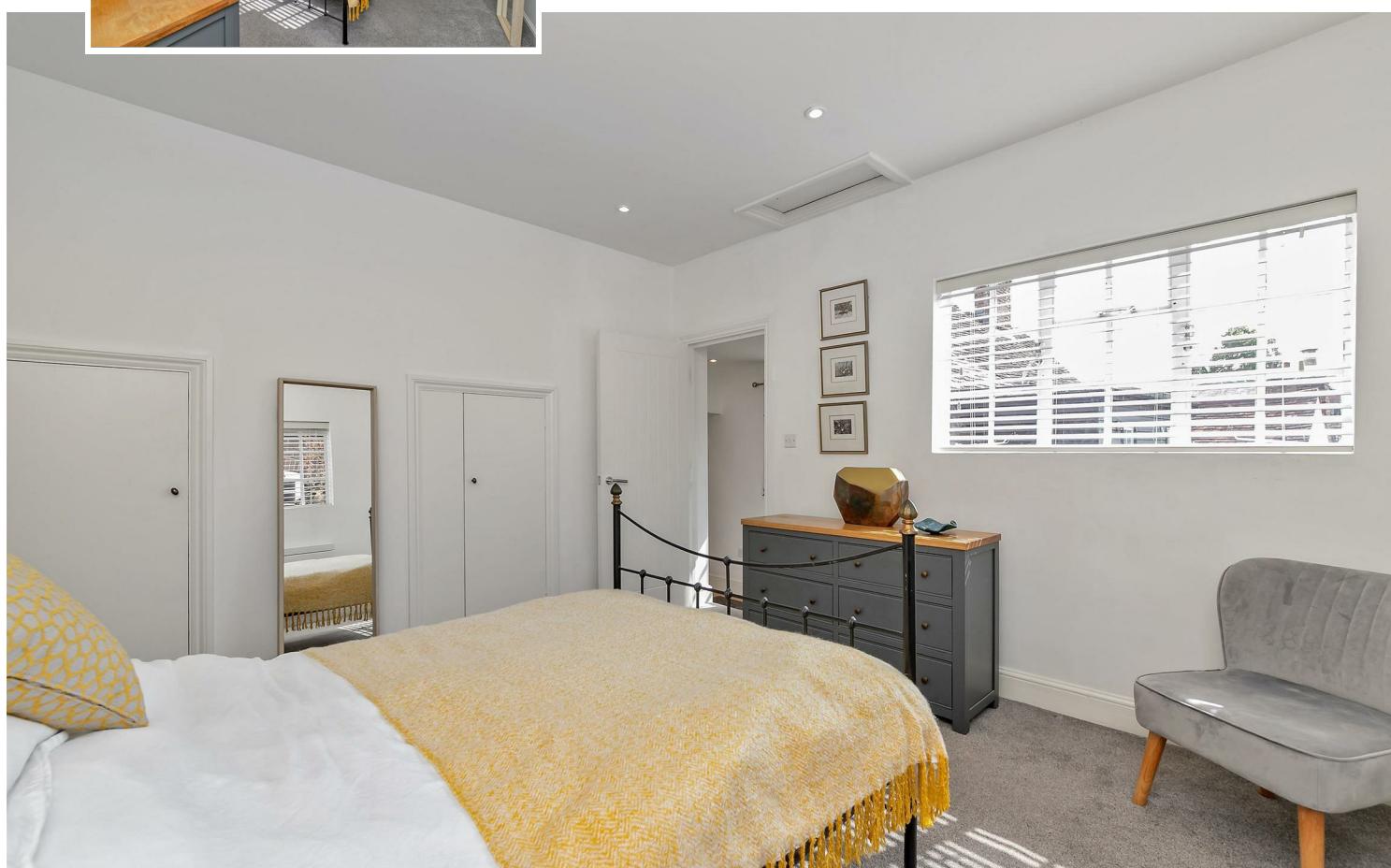
Total area: approx. 719.0 sq. feet

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

- First Floor Maisonette
- Double Bedroom
- Large Bathroom
- Allocated Parking
- Character Features
- Kitchen/Lounge
- Own Patio/Terrace
- Council Tax D

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales	EU Directive 2002/91/EC		

