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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

GABRIEL SQUARE

ST. ALBANS

AL1 3AS

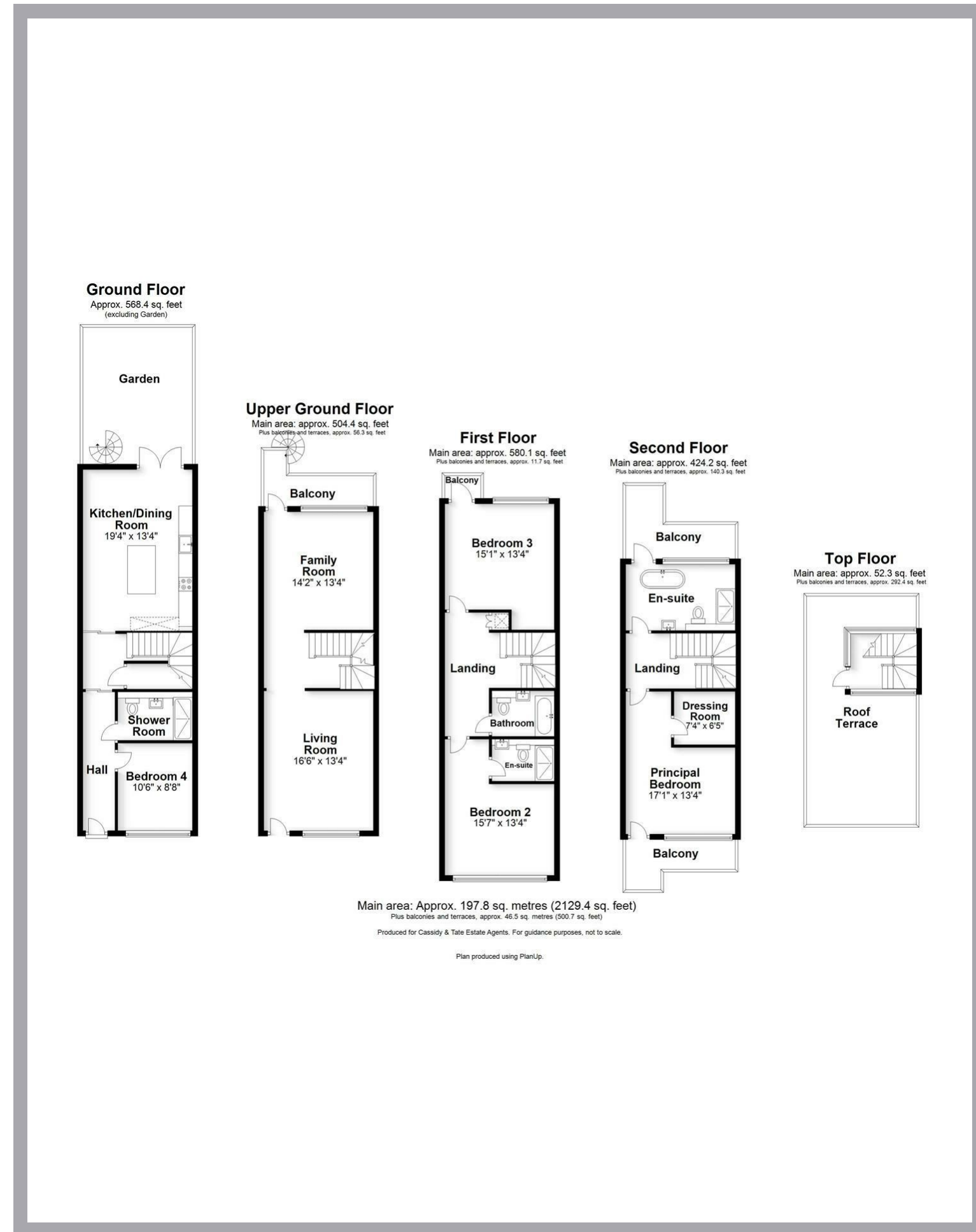
Price Guide £1,140,000

EPC Rating: B Council Tax Band: G



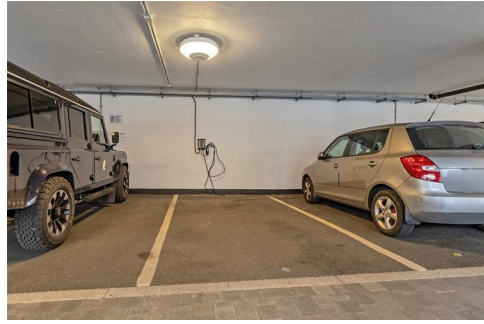
# All The Ingredients Needed For A Fabulous Lifestyle

An exceptional five-storey contemporary townhouse set within the award-winning Gabriel Square development, offering beautifully designed accommodation, versatile living space and outstanding natural light throughout. This impressive home features four generous double bedrooms, including a stunning principal suite occupying an entire floor, complemented by four luxurious bathrooms, two of which are en suite, together with a stylish family bathroom. At the heart of the property is a striking central staircase with glass balustrades, creating a wonderful sense of space and allowing light to flow seamlessly through every level. The principal living floor offers two elegant reception areas, including a sophisticated media-wall snug, perfectly suited to modern family living and entertaining. The contemporary kitchen is fitted with integrated appliances and provides direct access to the private garden, while an external spiral staircase connects the outdoor space to the upper living accommodation. Further external areas include a rooftop terrace and an additional balcony, providing excellent spaces for relaxing and entertaining. Additional benefits include underfloor heating throughout, modern lighting, integrated intercom and telecom systems, an allocated underground gated parking space, EV charger and access to a secure communal bike store. A rare opportunity to acquire a unique and architecturally striking home in one of the area's most sought-after developments.



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

- Award Winning Development
- Four Bedrooms & Four Bathrooms
- Stunning Roof Terrace
- Underground Gated Parking
- City Centre Lifestyle
- Ideal For City Station
- Private Rear Garden
- Walking Distance To City Centre
- EV Charger
- Ideal Investment

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



