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Cassidy
&Tate
Your Local Experts



Award Winning Agency

VICTORIA STREET

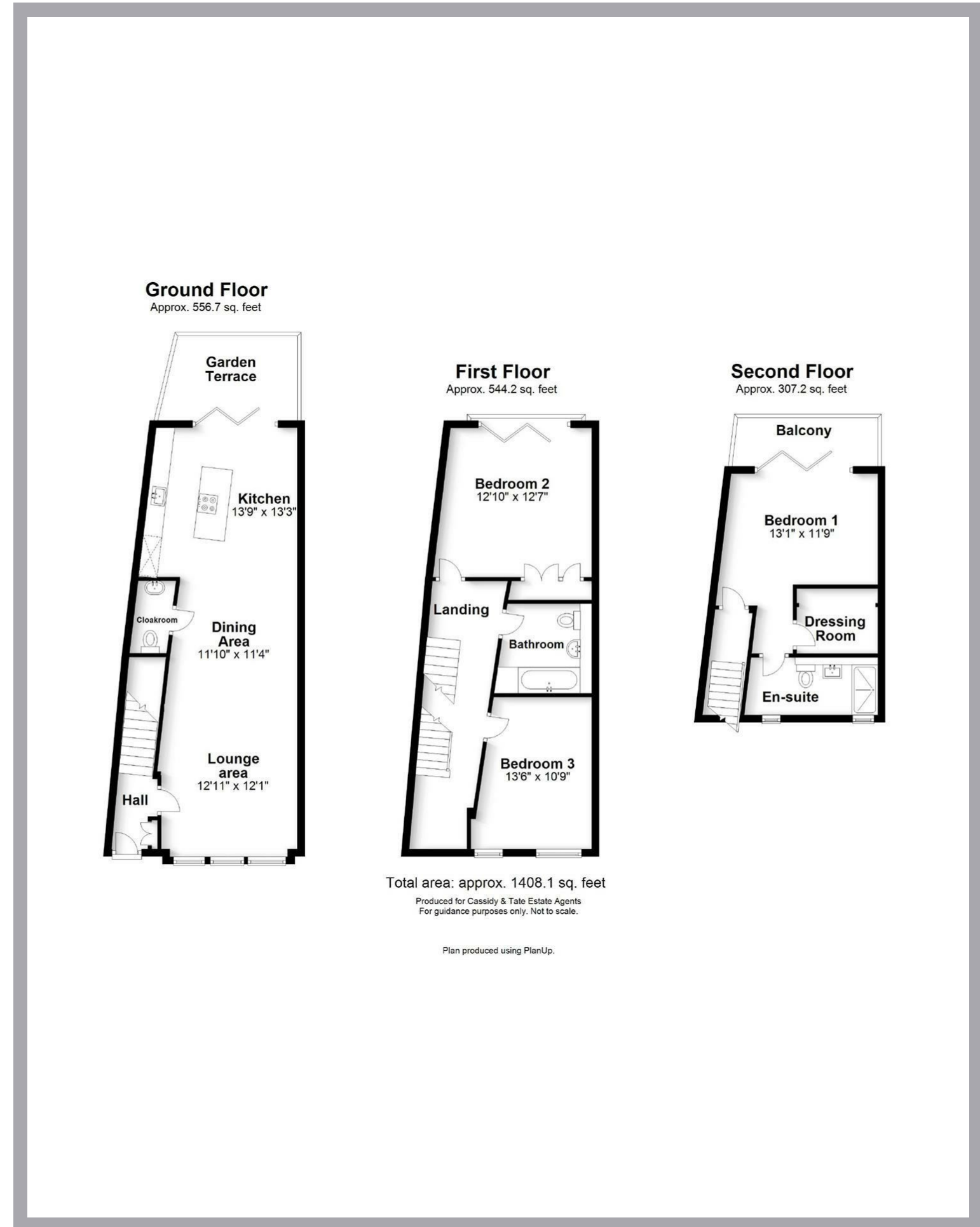
ST ALBANS

AL1 3TG



All The Ingredients Needed For A Fabulous Lifestyle

Convenience and location does not get much better than this stunning three bedroom Townhouse property within this select, gated development situated moments away from the mainline railway station and a short walk into the city centre itself. Built by Catton Homes, approximately a year ago, a contemporary ambience is clearly evident as you step inside. Well balanced, high specification, living accommodation is arranged over three floors and boasts a neutral colour palette and stylish fixtures and fittings that give a modern feel. For those looking for open plan living, the ground floor of this family home offers just that. An entrance hall leads into a open plan lovely living/dining/kitchen room with bi-folding doors that lead to a decked terrace. On the first floor a family bathroom services two double bedrooms whilst the principal bedroom on the second floor is serviced by an en-suite and a dressing area. The main bedroom also enjoys bi-folding doors out onto a terrace. Further benefits include a ground floor cloakroom and private gated parking.



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

- City Centre Living
- Recent Conversion/New Build
- Open Plan Accommodation
- En-Suite, Bathroom & Cloakroom
- Walking To Station
- Over 1,400 Square Feet
- Three Double Bedrooms
- Private Rear 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 | 1 | 1 |
| Not energy efficient - higher running costs | | |
| England & Wales | 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 | | |
| England & Wales | EU Directive 2002/91/EC | |



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