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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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CARLISLE AVENUE
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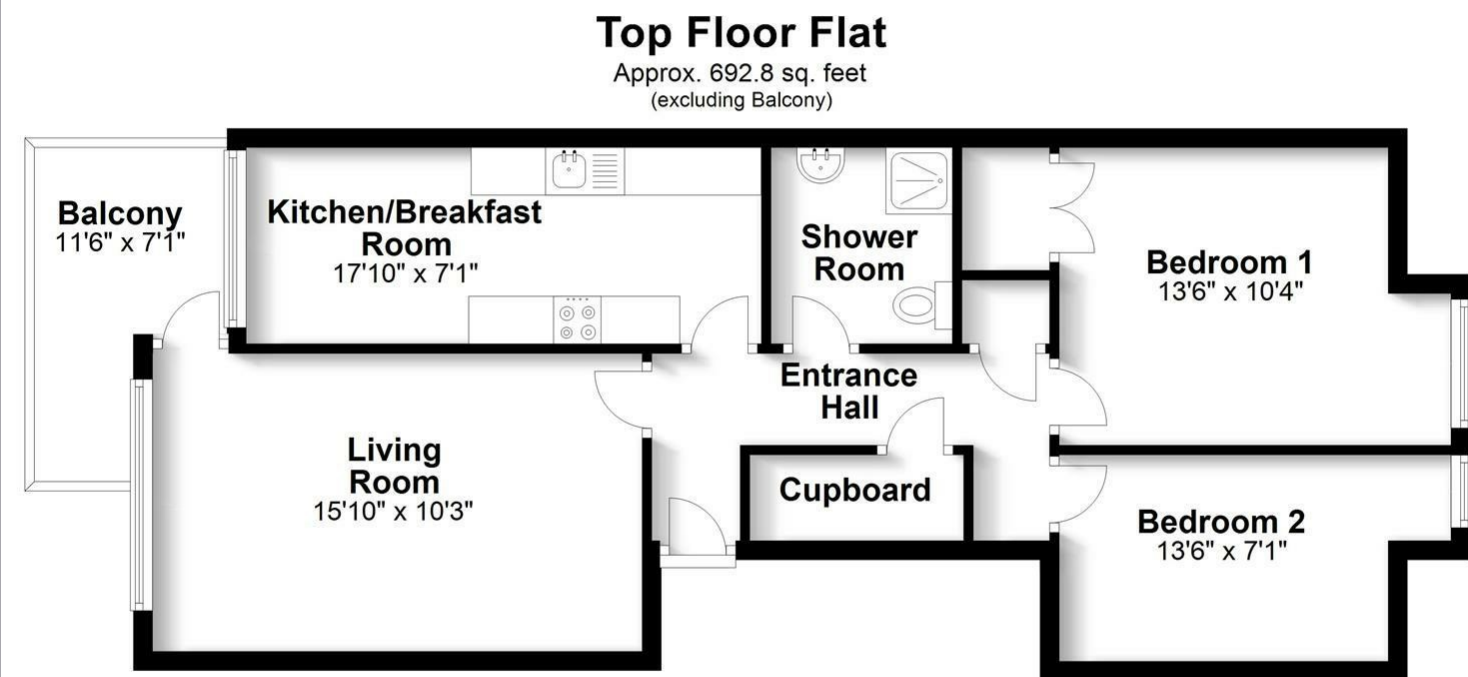
Price Guide £375,000

EPC Rating: Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Set within the sought after and exclusive development of Holmes court, this beautifully presented first floor apartment offers stylish and contemporary living in a highly desirable location in St Albans City centre. The property features two generous bedrooms, bathroom, a bright and spacious living room, and a modern kitchen/dining, creating the perfect space for both everyday living and entertaining. A particular highlight is the private south-west facing balcony, offering an attractive outdoor retreat and the perfect spot to enjoy afternoon and evening sunshine. Residents also benefit from a secure communal entrance and allocated parking. Ideally positioned within easy reach of St Albans vibrant city centre, city station, excellent connections into London, boutique shops, cafés, restaurants, and highly regarded local amenities, this exceptional apartment will appeal to professionals, first-time buyers, downsizers, and investors alike. Offered to the market with no onward chain, early viewing is highly recommended.



Total area: approx. 692.8 sq. feet

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

- Two Double Bedrooms
- Spacious Lounge
- City Centre Location
- South Facing Private Balcony
- Allocated Parking
- Kitchen/Diner
- First Floor Apartment
- Ideal For City Station
- Long Extended Lease
- Chain Free

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		
EU Directive 2002/91/EC		
England & Wales		



