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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

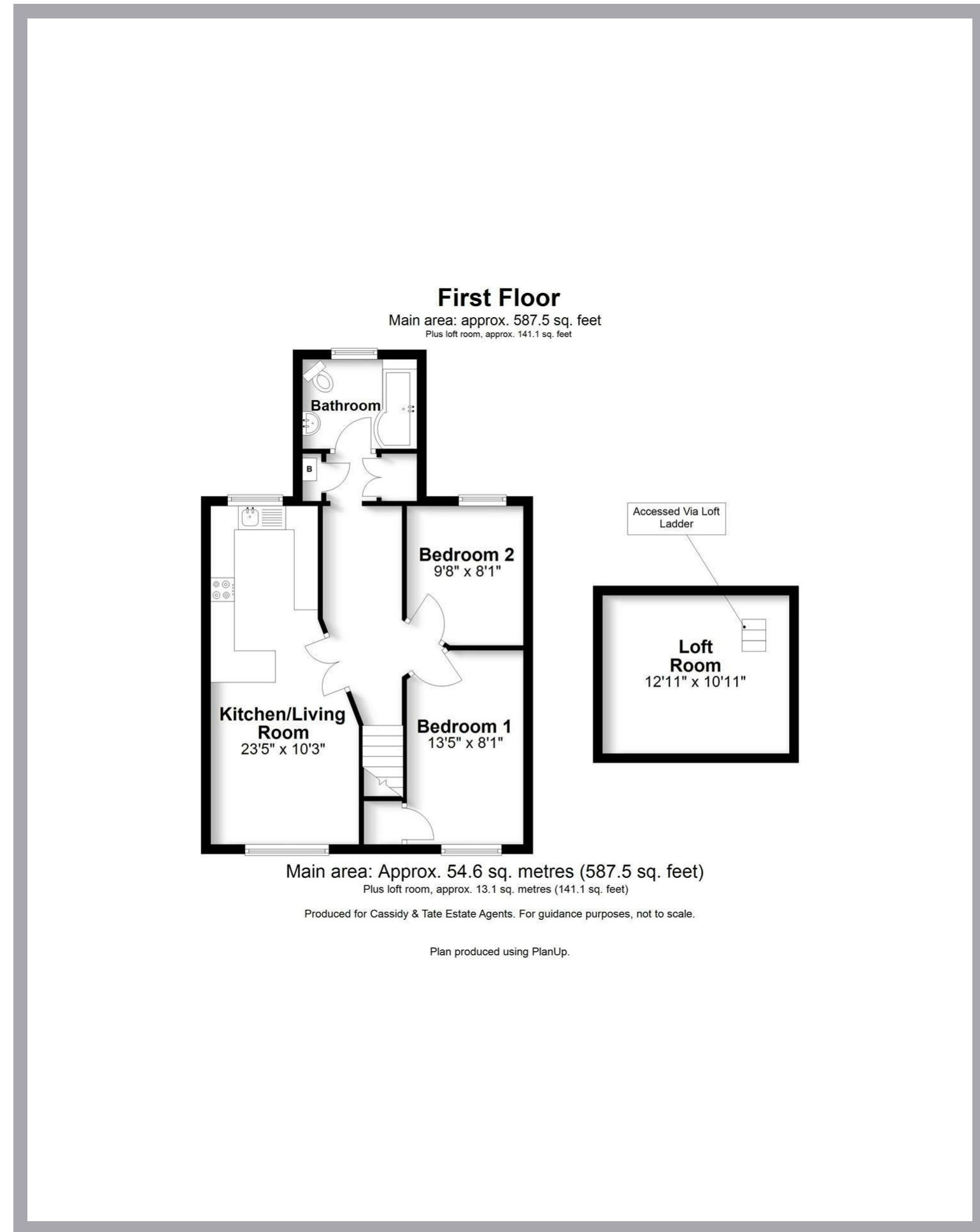
CULVER ROAD  
ST. ALBANS  
AL1 4EB

Guide Price £400,000



## All The Ingredients Needed For A Fabulous Lifestyle

Located within the highly sought after Bernards Heath conservation area is this impressive two-bedroom first floor maisonette which has been redecorated throughout and has the benefit of a modern kitchen and bathroom. The property offers its own entrance to the front with stairs leading to the entrance hall, large open plan kitchen/living room with windows to front and rear providing a light and open space, separate area for washing machine and dryer, two bedrooms and a modern four piece bathroom. Further benefits include double glazing and gas central heating. There is also the added benefit of a spacious loft room. Externally the property is complemented by one allocated off-street parking space and is located approximately 0.8 miles to the mainline station and just 0.4 miles to the High Street. The maisonette is being sold chain free, has a share of freehold with the maisonette below, with no service charge or ground rent. The maisonette is being sold with no chain above.



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

- Share Of Freehold
- Two Bedroom Maisonette
- Good Condition
- EPC Band 'C'
- Open Plan Kitchen/Living Room
- Useful Loft Room
- Parking Space
- Council Tax Band 'C'

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		
<b>England &amp; Wales</b>	74	79
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

