

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency

HATFIELD ROAD
ST. ALBANS
AL1 3GQ

Price Guide £650,000

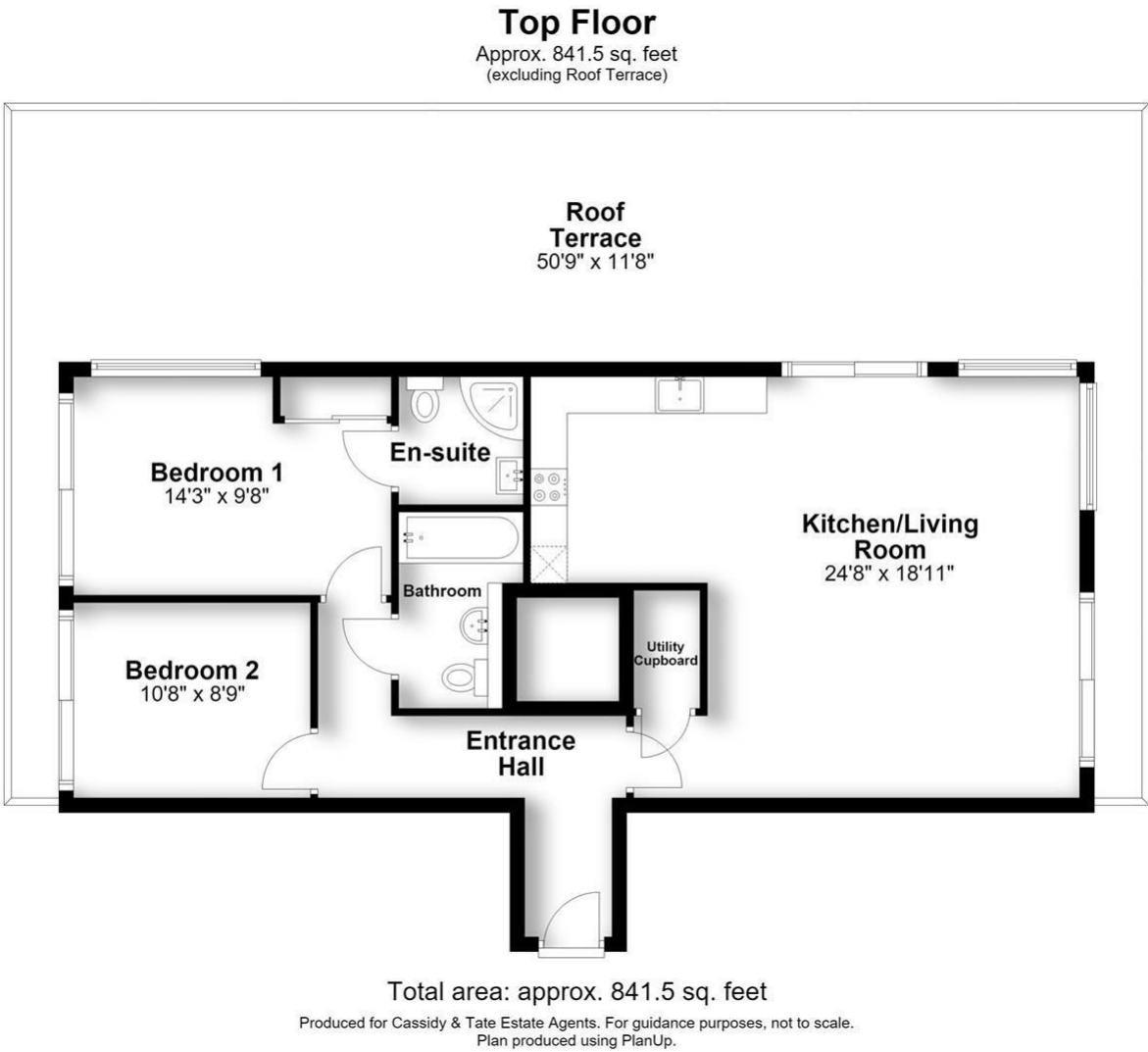
EPC Rating: Council Tax Band: D

www.cassidyandtate.co.uk



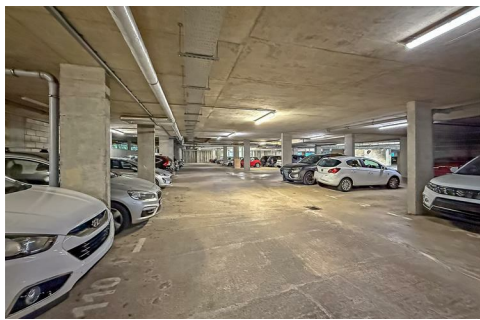
All The Ingredients Needed For A Fabulous Lifestyle

A exceptional penthouse apartment, boasting one of the most impressive private roof terraces in St Albans. Offering spectacular panoramic views across the city skyline and beyond, this outstanding outdoor space creates a seamless extension of the living accommodation and provides the perfect setting for entertaining, al fresco dining or simply relaxing whilst enjoying the breathtaking outlook. Beautifully presented throughout, the apartment further benefits from two generous double bedrooms, secure underground parking, lift access, exclusive residents' gym facilities and the added advantage of no onward chain. A secure communal entrance with lift and stair access leads to the apartment, with direct access to the gated underground parking. Inside, a welcoming entrance hall with a useful utility cupboard provides access to all principal rooms. The impressive open-plan kitchen, dining and living room is filled with natural light and opens directly onto the spectacular roof terrace through full-height sliding doors. The contemporary kitchen is fitted with a comprehensive range of quality units, integrated appliances and generous work surfaces. The principal bedroom features fitted mirrored wardrobes, a stylish en-suite shower room and direct access to the roof terrace. The second double bedroom also opens onto the terrace, while a beautifully refitted contemporary bathroom completes this exceptional penthouse. Externally, the wonderful roof terrace provides a superb entertaining space and a decked patio, all enjoying impressive far-reaching views. In addition, the development benefits from attractive and well-kept communal gardens for residents' enjoyment. Blackfriars Court is in a fantastic position within minutes walk of the mainline train station to St Pancras and St Albans thriving City centre with its extensive shopping and leisure facilities. Newsom Place also benefits residents for use of the on site gym.



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

- Spectacular Private Roof Terrace
- Two Double Bedrooms
- Refitted Contemporary Bathroom
- Secure Gated Underground Parking
- Exclusive Residents Gym
- Stunning Panoramic City Views
- Stylish En-Suite Shower Room
- Residents Gardens
- Lift Access To Penthouse & Parking
- Walk To Station & City Centre

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		
England & Wales		
EU Directive 2002/91/EC		



