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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

COTSMOOR  
ST ALBANS  
AL1 5BW



## All The Ingredients Needed For A Fabulous Lifestyle

A lovely second floor apartment for the over 55s, with an attractive outlook over Clarence Park and close to the station and local shops on Hatfield Road. This two bedroom property features a larger than average hall which could be converted for use as a dining area/study, modern kitchen and replacement walk in shower. There is a resident manager, 24 hour emergency call system, security entry phones, a residents' social lounge, well maintained communal garden with seating areas and an on site car park. There is also a fully equipped laundry room for Residents use. The picturesque Clarence Park is directly opposite and the recreation ground with facilities for cricket, football, tennis, bowls and hockey. Morrisons supermarket is half a mile away along Hatfield Road. St. Albans Station is a few minutes walk from Cotsmoor, giving easy access to central London (20 mins. to St. Pancras International). The centre of St. Albans is three-quarters of a mile away, with frequent buses from just outside Cotsmoor. The centre has a superb range of amenities: public library, excellent shops, and twice weekly market



### Ground Floor

Approx. 674.4 sq. feet



Total area: approx. 674.4 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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

- Two Bedroom Retirement
- Views Over Clarence Park Flat
- Convenient For City Centre
- Residents' Lounge & Laundry
- Lift To All Floors
- Over 55s
- Modern Kitchen And Shower
- Residents Private 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	
Not energy efficient - higher running costs	
72	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	
1	1
EU Directive 2002/91/EC	



