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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ALBERT STREET
ST ALBANS
ALI IRU

Price Guide £565,000



All The Ingredients Needed For A Fabulous Lifestyle

A charming two bedroom cottage which is situated in this prime Conservation area just a stone's throw away from the vibrant City centre and walking distance to the station. The ground floor accommodation includes a well proportioned lounge/dining area with feature log burning fireplace and a dining area with window overlooking the courtyard style garden. The modern kitchen is fitted with modern white wall and base units. Upstairs are two good sized bedrooms and a stylish bathroom. A pull down ladder gives access to the loft space. Outside the property features a private south facing courtyard style garden. Permit parking for the property is available with a residents car park opposite. The property sits amongst similar period properties on a sought after conservation area, just off Holywell Hill. Albert Street is close to the beautiful open spaces of Verulamium Park and St. Albans Cathedral. The mainline train station linking St. Albans to London, St Pancras is only a short distance away.



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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

- City Centre Location
- Conservation Area
- Upstairs Bathroom
- Courtyard South Facing Garden
- Period Cottage
- Walk To Station
- Modern Kitchen
- Council Tax D £2,199 p.a

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	66	70
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		1
EU Directive 2002/91/EC		

