



All The Ingredients Needed For A Fabulous Lifestyle

Enjoying elevated views is this modern two bedroom detached coach property, situated within the very much sought after King Harry development, conveniently positioned for excellent local amenities including a Waitrose supermarket, the wonderful open spaces of Verulamium and the surrounding motorway networks, M11 & M25. This lovely home is beautifully presented throughout and features bright and spacious living accommodation comprising an entrance hall, an open and triple aspect kitchen/living room with high ceilings and patio doors leading to a balcony, two double bedrooms with fitted wardrobes, an en-suite to the master bedroom and a family bathroom. The kitchen area has been fitted with a modern range of white gloss units and integrated appliances, whilst the en-suite and bathroom have been fitted with stylish white sanitaryware, complemented beautifully by contrasting tiling. Further benefits include allocated parking for two cars, a large loft space, well tended communal gardens and is being offered for sale chain free. Cassius Drive is also well positioned for the St. Albans Abbey station train with services to Watford Junction connecting to fast trains into London Euston. The mainline railway station with its fast train services into London, St Pancras is also close by as is the excellent shopping and leisure facilities of the city centre.

CASSIUS DRIVE

ST. ALBANS

AL3 4GD

Guide Price £475,000





Specialists in Bespoke Properties

- CHAIN FREE
- Two Bedrooms
- Balconies
- Freehold/ No Service Charge
- Large Loft
- En-Suite
- Allocated Parking For Two Cars
- Close To Verulamium Park

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	72	71
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	73	73
EU Directive 2002/91/EC		



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

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

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk



Total area: approx. 720.7 sq. feet

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

Plan produced using PlanUp.



Award Winning Agency