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Cassidy
&Tate
Your Local Experts



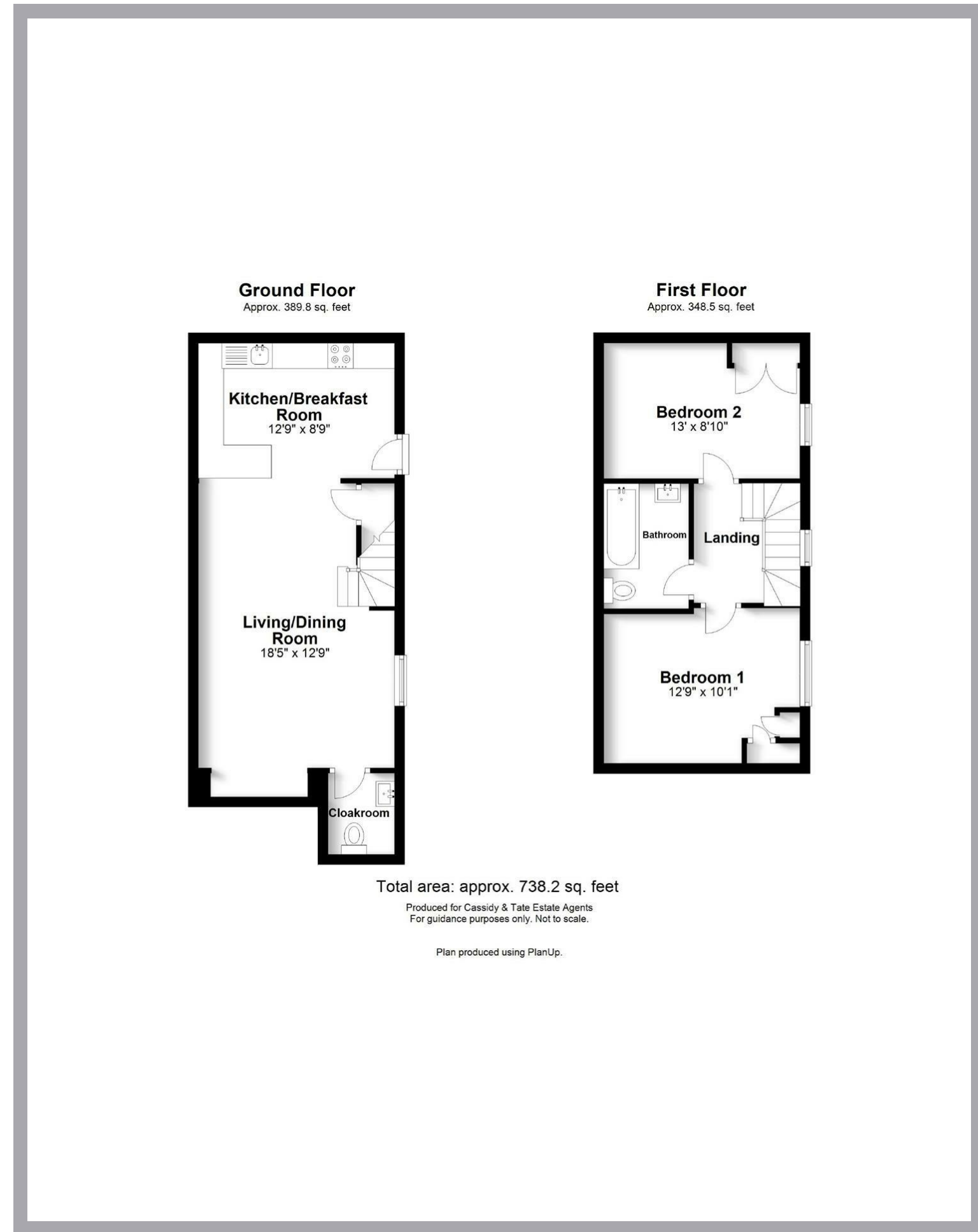
Award Winning Agency

DOLPHIN YARD
ST. ALBANS
ALI IEX



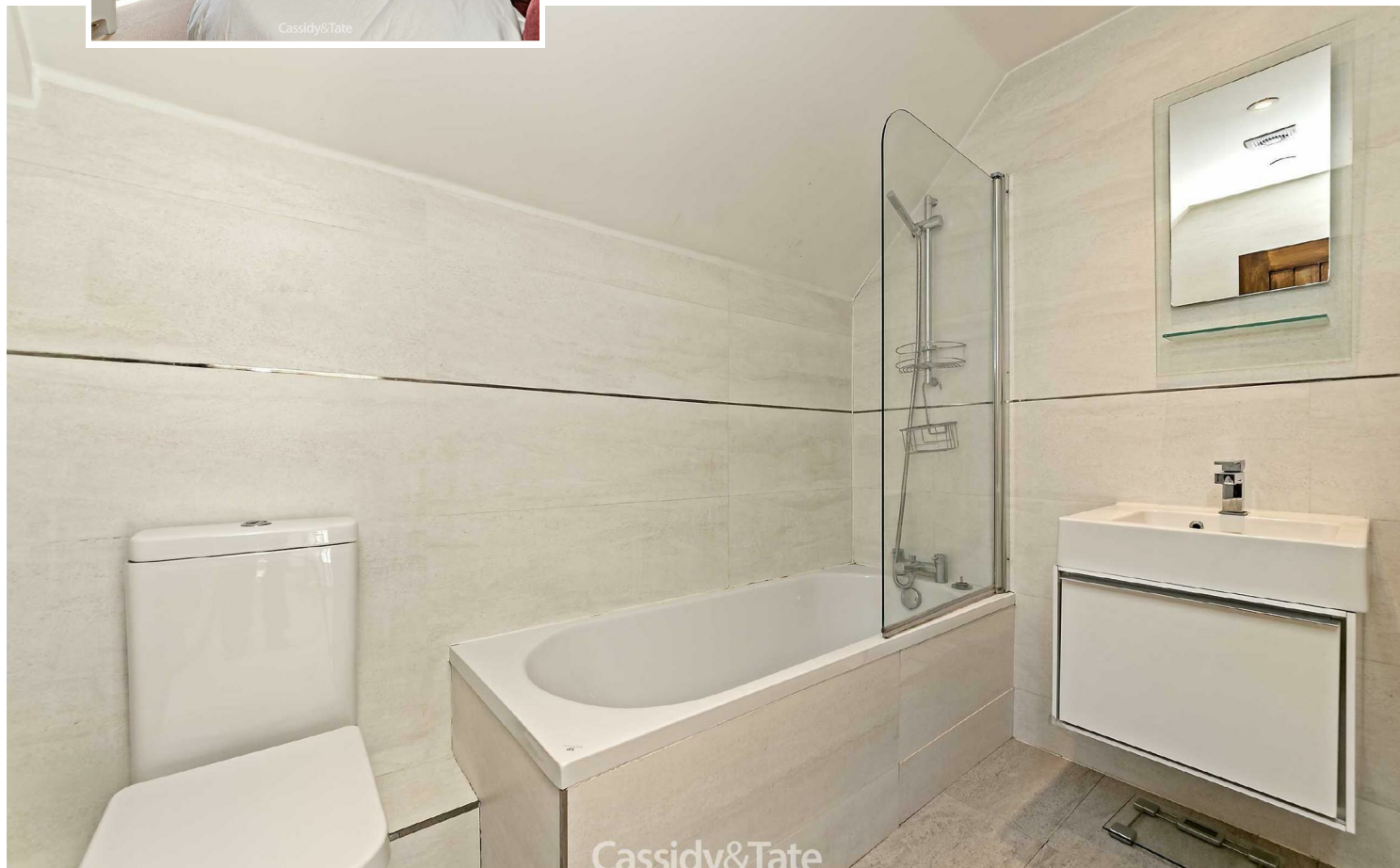
All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented two bedroom home located in the exclusive early 19th century Grade II listed Dolphin Yard development. Conveniently located in a peaceful and private mews, just off the top of Holywell Hill, and a stroll away from the vibrant shops and good local amenities of the City Centre itself. The property is presented in a lovely decorative order throughout. Modern features and an open plan design give a bright and airy feel. Living spaces are deceptively spacious and comprise of a contemporary kitchen/breakfast room with integrated appliances, a living / dining room and a cloakroom downstairs. On the first floor are two, front facing double bedrooms both with fitted wardrobes, and a luxury three piece bathroom suite. Further features include gas central heating, double glazing and on-site parking is available for one vehicle directly outside the property. Dolphin Yard will appeal to the busy professional and commuter who are looking for city centre living- good restaurants, plenty of places to socialise and easy access to the two stations.



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

- Exclusive City Development
- Two Double Bedrooms
- Open Kitchen/Living/Dining
- 'Porcelanosa'
- On-Site Parking For 1 Vehicle
- Near To Station
- Modern Fitted Kitchen
- Downstairs Cloakroom
- ' Bathroom Suite

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		1	1
Not energy efficient - higher running costs			
England & Wales		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		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

