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Cassidy
&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



AVENTINE COURT
ST ALBANS
AL1 1HR

Price Guide £550,000



All The Ingredients Needed For A Fabulous Lifestyle

Available chain free is this luxurious two double bedroom, first floor apartment providing beautifully presented accommodation combined with a most convenient location. Set behind electronic gates in a prestigious development the apartment boasts large and inviting living spaces melded with a tasteful décor. The 23ft lounge is a dual aspect room with a bay window. The superb kitchen/breakfast room is fitted with sleek and modern units complemented beautifully by granite worktops and quality integrated appliances. The two bedrooms are of generous proportions with bedroom one enjoying a stylish en-suite and bedroom two is serviced by a family sized and fashionable bathroom. The apartment further benefits from well tended communal grounds which incorporate residents and visitors parking. The communal entrance is accessed via a security entry phone system and there are lifts to all floors. Aventine Court is a desirable location, positioned on Holywell Hill and opposite the wonderful open spaces of Verulamium Park. The excellent shopping and leisure facilities of the city centre are within walking distance and good local amenities such as 'Sainsburys' supermarket can be found within the retail park close by. For the commuter the Abbey Flyer station is adjacent to the apartment and the mainline railway station is within easy access as is the M1 & M25 motorway networks.



First Floor Apartment

Approx. 1049.4 sq. feet



Total area: approx. 1049.4 sq. feet

Produced for CASSIDY AND TATE
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



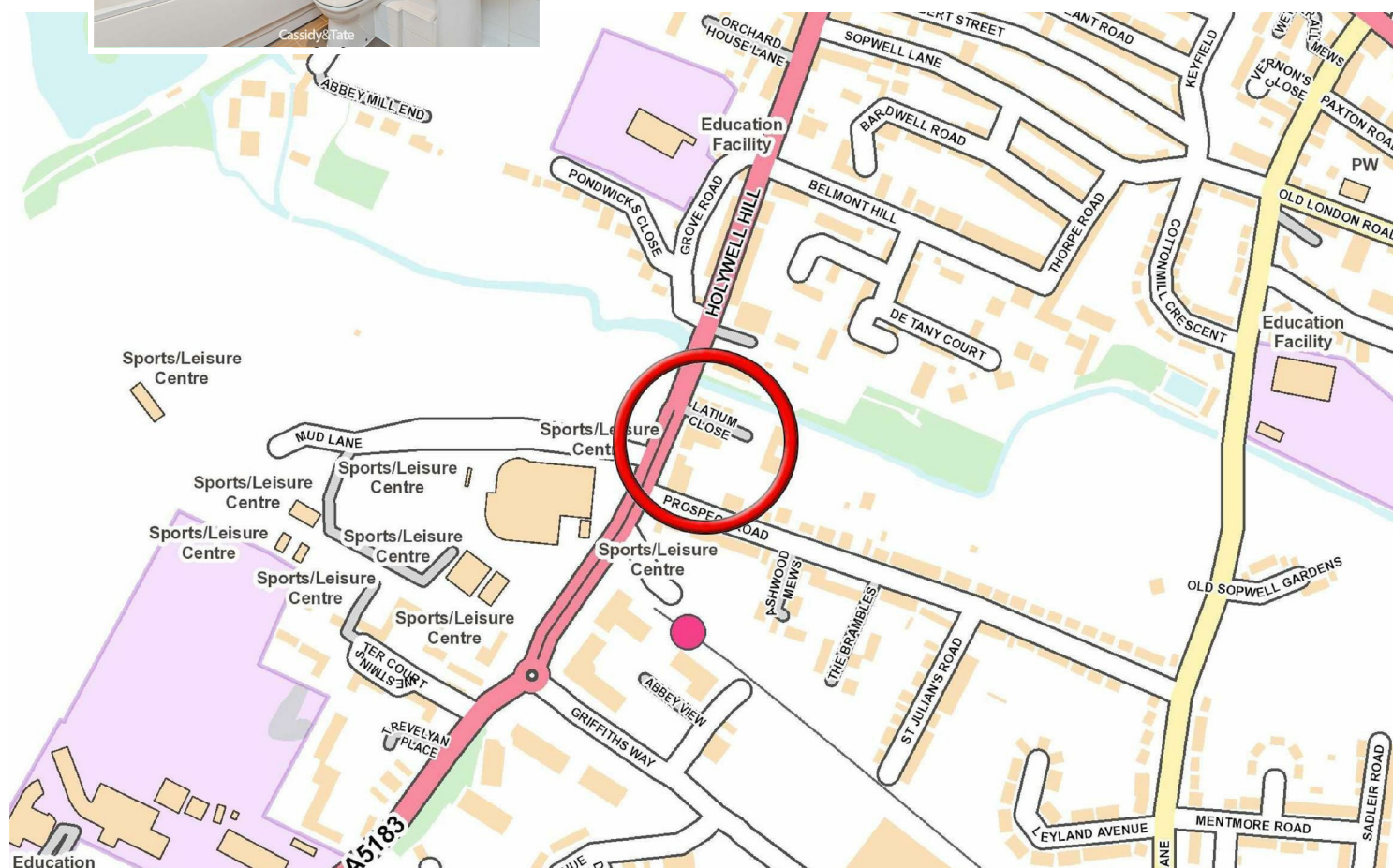
Why Cassidy & Tate

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

- Luxury Development
- Two Double Bedrooms
- Kitchen/Diner
- Allocated Parking
- First Floor Apartment
- Two Bathrooms
- Gated Entrance
- Chain Free

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	

