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Cassidy
&Tate
Your Local Experts



Award Winning Agency



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WINCHESTER COURT
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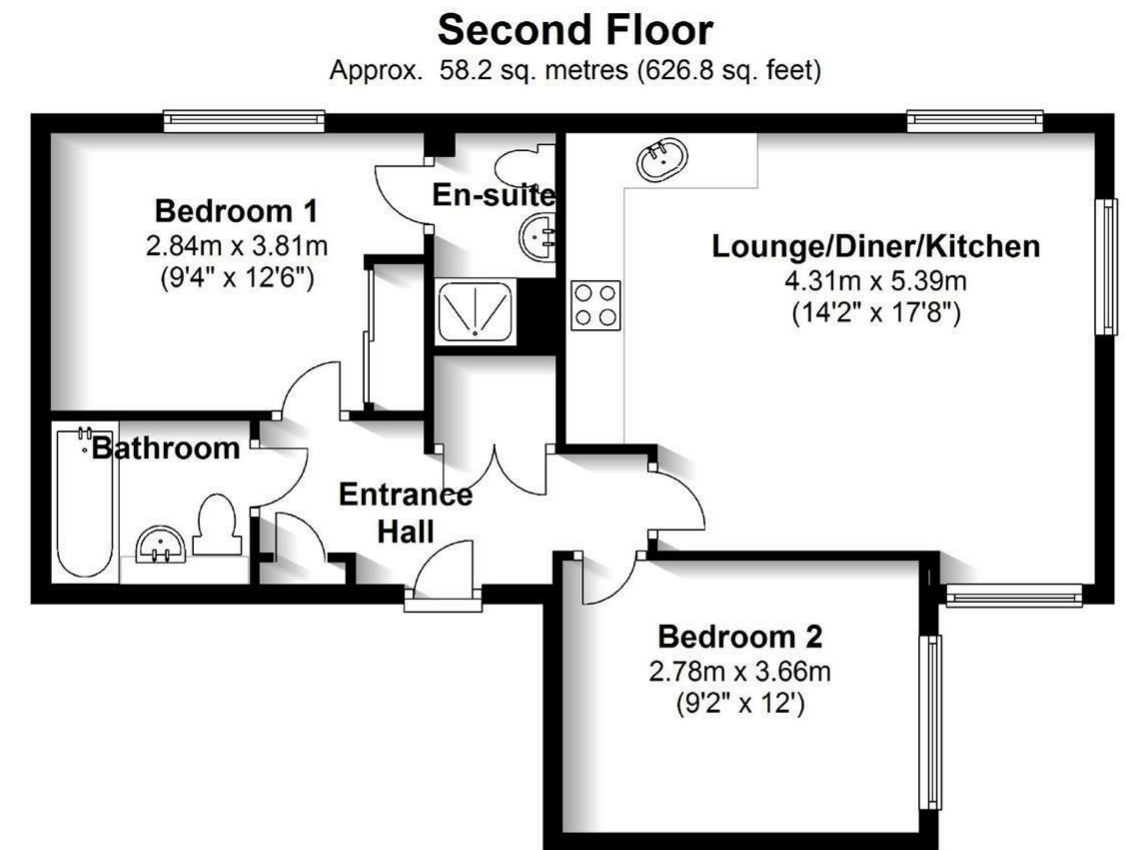
£1,600 PCM

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

A stylish two double bedroom second floor luxury apartment forming part of a contemporary parkland development constructed by reputable builders Nicholas King in the heart of central St Albans. The property enjoys an impressive open plan living space with a sleek fitted kitchen and a wealth of natural light. The property is further enhanced by two luxury bathroom suites, one of which is an en-suite to the main bedroom, tasteful decor throughout and underground allocated parking. Winchester Court forms part of the Oaklands development which is ideally located within walking distance of both the mainline station with regular trains into London St Pancras and St Albans city centre.



Total area: approx. 58.2 sq. metres (626.8 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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



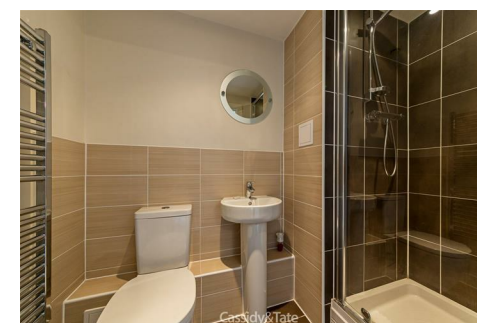
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Two double bedrooms
- En suite to Main Bedroom
- Close to Mainline Station
- Second floor
- One weeks holding fee based on the asking price £369
- Underground Parking
- Central location
- Gym on site
- Communal Grounds
- Five weeks deposit based on the asking price £1845

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	80	81
EU Directive 2002/91/EC		

Free Online Valuation



