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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WESTMINSTER COURT
ST ALBANS
AL1 2DX

Price Guide £475,000

EPC Rating: C Council Tax Band: D



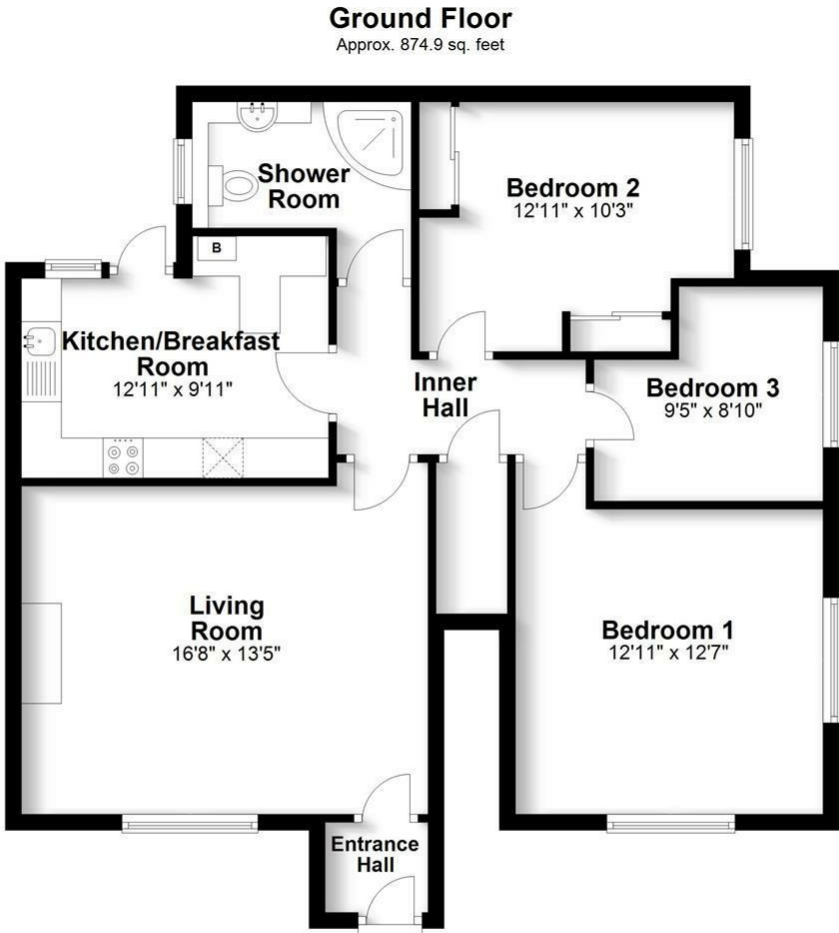
All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the tranquil surroundings of Westminster Court, St Albans, this charming ground floor maisonette presents a rare opportunity for discerning buyers. Boasting three well-proportioned bedrooms, this property offers versatile accommodation.

The reception room is inviting and provides a perfect setting for relaxation or entertaining guests. The maisonette is in good condition throughout, ensuring a comfortable living experience from the moment you move in. One of the standout features of this property is the private garden to the rear, offering a peaceful outdoor space for gardening, leisure, or simply enjoying the fresh air.

Additionally, the property is sold with no chain, making the purchasing process straightforward and hassle-free.

Westminster Court is surrounded by history and is very close to the open spaces of Verulamium Park, lakes, and Westminster Lodge Leisure facilities. St Albans Abbey Flyer, linking St. Albans to Euston, is also a short distance away as well as the extensive shopping including Sainsburys supermarket and leisure facilities of the city centre itself.



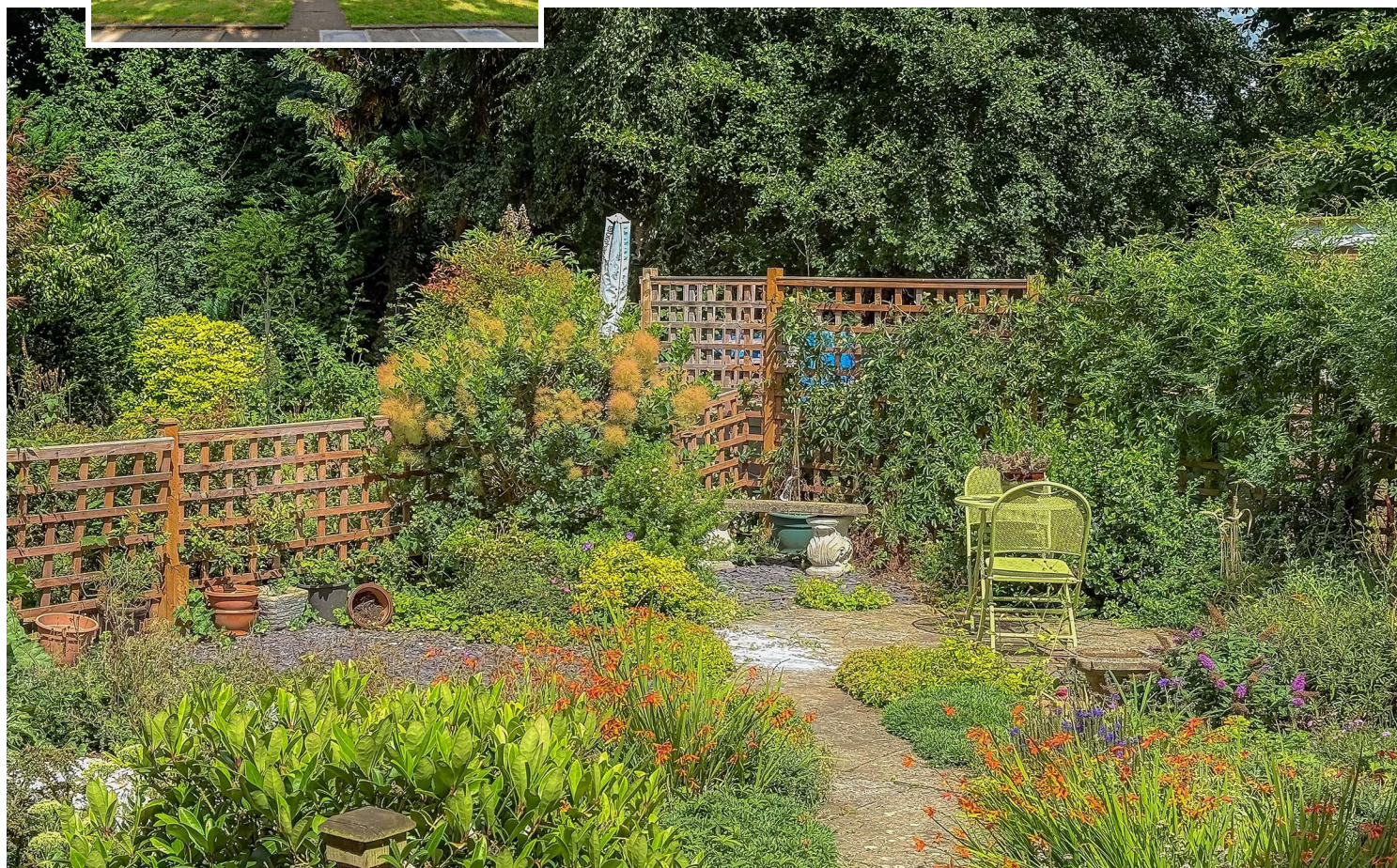
Ground Floor
Approx. 874.9 sq. feet

Total area: approx. 874.9 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Ground Floor Maisonette
- Three Bedrooms
- On Road Parking
- Private Garden
- Spacious Accommodation
- Living/Dining Room
- Shower Room
- No Chain

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		
EU Directive 2002/91/EC		
England & Wales		



