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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

CLAUDIAN PLACE  
ST. ALBANS  
AL3 4JE

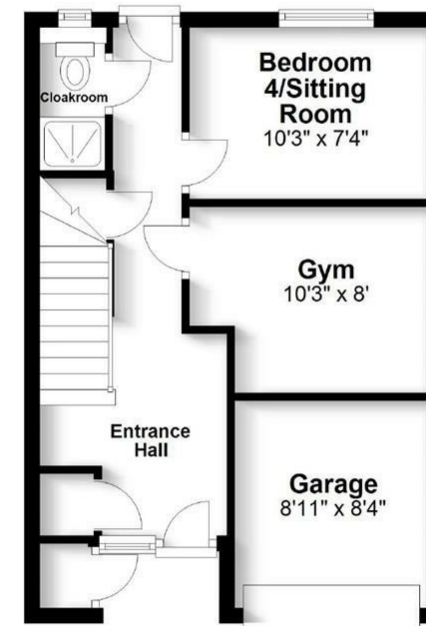


## All The Ingredients Needed For A Fabulous Lifestyle

Ideally positioned in a quiet cul-de-sac location, situated close to the city centre, near to highly regarded schools and transport links, is this exceptionally well presented four bedroom end of terrace townhouse. On offer is spacious flexible accommodation which includes a fourth bedroom, gym room and wet room on the ground floor, a refitted and integrated kitchen/dining room and well proportioned lounge on the first floor and three good size bedrooms and family bathroom on the second floor. Outside there is a garage/store and a landscaped rear garden with Summerhouse to the rear. Claudian Place is situated within walking distance to the lovely open spaces and the historic sites of Verulamium Park. St. Albans city centre with its extensive shopping and leisure facilities and the mainline railway station are within easy reach.



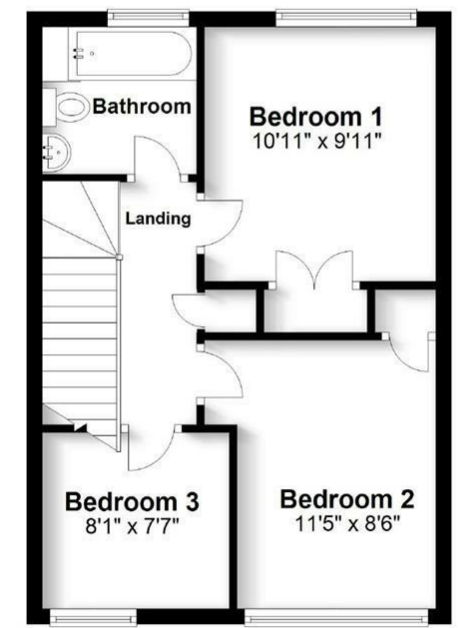
**Ground Floor**  
Approx. 397.1 sq. feet



**First Floor**  
Approx. 427.7 sq. feet



**Second Floor**  
Approx. 420.2 sq. feet



Total area: approx. 1245.0 sq. feet

Produced for Cassidy & Tate Estate Agents  
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



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## Specialists in Bespoke Properties

- Three Bedroom End Terrace
- Lounge / Dining Room
- Two Bathrooms
- Landscaped Gardens
- Refitted Integrated Kitchen
- Television Room & Study
- Excellent Condition Throughout
- Sought After Area

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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