



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present a conveniently located luxury apartment offered chain free. The accommodation comprises two double bedrooms, a dual aspect kitchen/living room with integrated Bosch appliances, granite work surfaces, a three piece luxury bathroom suite and En-Suite to bedroom one. Further benefits include gas central heating, a long lease in excess of 100 years and a private parking space. Hills Yard Mews is conveniently located by Redbourn common and a stone's throw away from the High Street shops. Redbourn offers you excellent road access via the M11, M25 and A1(M) motorways. For the commuter by train, there is a fast and efficient Thameslink rail service from Harpenden to London, St. Pancras in approx 30 minutes. Nearby Harpenden and St Albans are renowned for their excellent state schools. With, Roundwood Park, Sir John Lawes and St Georges in Harpenden and St Albans Girls School in St Albans.

FISH STREET

ST. ALBANS

AL3 7FA

Guide Price £350,000





*Specialists in  
Bespoke Properties*

- Chain Free
- Gas Heating
- Close To Local Shops
- Open-Plan Living
- Two Bedrooms
- Allocated Parking
- Long Lease

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>		
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>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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# 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

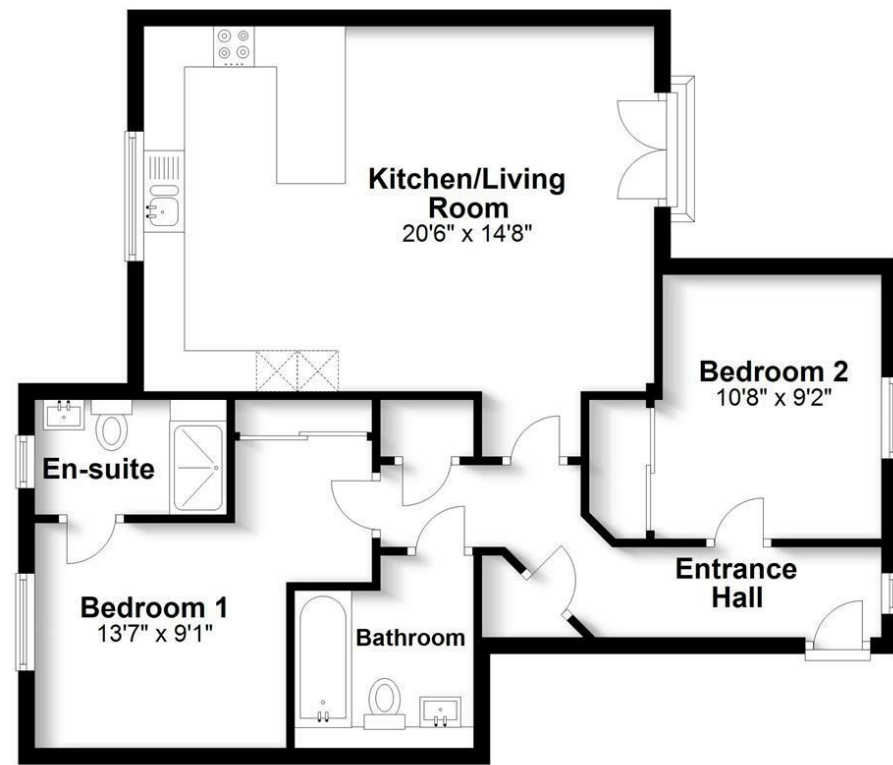
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**First Floor**  
Approx. 758.6 sq. feet



Total area: approx. 758.6 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.



Cassidy&Tate

Award Winning Agency