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Cassidy  
& Tate  
Your Local Experts



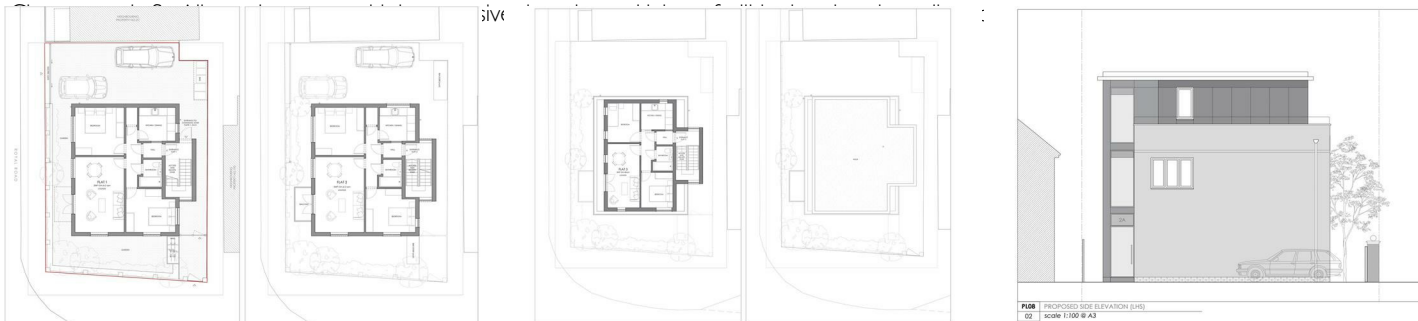
Award Winning Agency

ROYAL ROAD  
ST. ALBANS  
AL1 4LQ



# All The Ingredients Needed For A Fabulous Lifestyle

Situated in a high profile location, this building offers a rare and exciting opportunity to secure the freehold of a substantial, detached corner property. At present, the dwelling is split into two, two bedroom maisonettes. The ground floor flat has a tenant in situ, whilst the first floor flat is currently empty. Both maisonettes are well presented and enjoy spacious living accommodation to include entrance hall, lounge, kitchen/dining room, two good sized bedrooms, and a bathroom. Planning permission has been granted for a three-storey rear extension and replacement roof to create an additional two bedroom, maisonette. This opportunity will offer the astute investor a platform to start a new business or for someone to add to their portfolio. Royal Road is perfectly positioned in the heart of Fleetville, a popular area for families and professionals seeking excellent schools and in close proximity of the mainline railway station for the commuter. The property overlooks Fleetville park and playground, and at the top end of the road is Fleetville infant school plus a community/family centre. Just a stone's throw away is 'Morrisons' supermarket, a few restaurants, a post office, hairdresser and a barber. The mainline railway station which links St. Albans to St Pancras in just under 30 minutes is approximately a 15 minute walk away, as is the lovely open spaces of



Produced for Cassidy & Tate Estate Agents  
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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

- Development Site
- Planning Granted
- Chain Free
- Off Street Parking
- Two Flats Remaining
- Ideal Portfolio Rental
- Added Top Floor Flat
- Private Gardens

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>		
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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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