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**Cassidy  
& Tate**  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

THE LIMES  
ST. ALBANS  
AL1 4AT

Price Guide £475,000

EPC Rating: G Council Tax Band: A

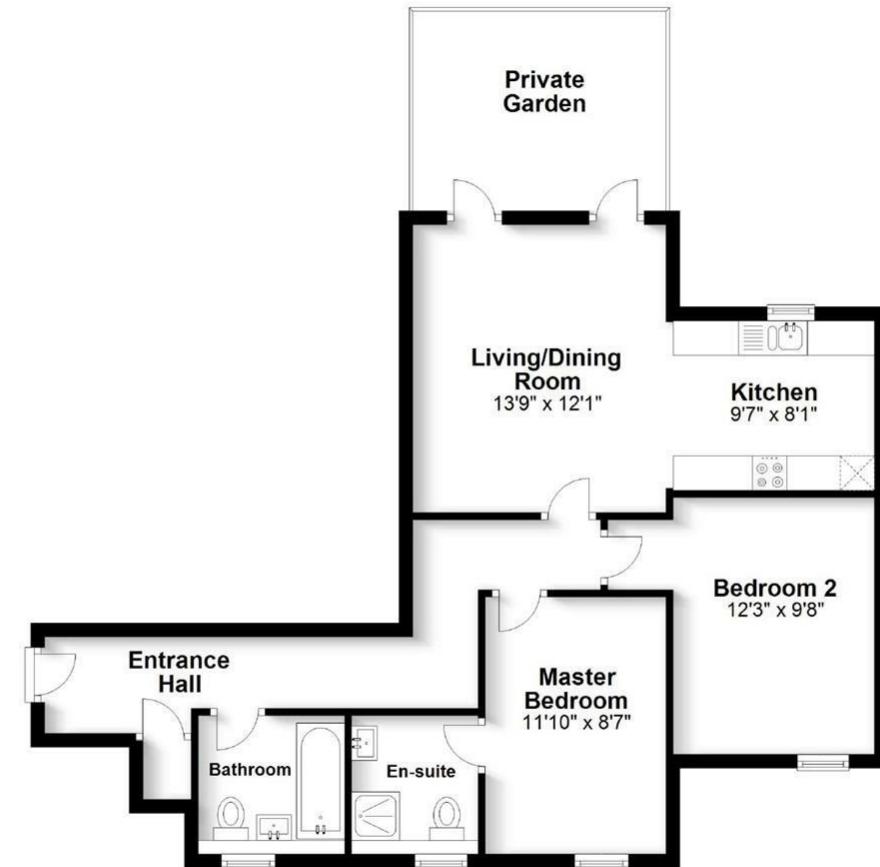


## All The Ingredients Needed For A Fabulous Lifestyle

This lovely chain free property is situated in a privileged location unknown to many, with a feel of being in the countryside, but yet will offer a good lifestyle within easy reach. This will appeal to the busy professional and commuter who are looking for city centre living- good restaurants, plenty of places to socialise and easy access to the two stations, linking St. Albans to London in approximately 30 minutes. The apartment has been tastefully designed with space and style in mind. Quality fixtures and fittings such as underfloor heating, branded appliances, private garden to all apartments, lifts to all floors and allocated parking spaces all add a touch of luxury. Every element of Provence House has been carefully considered to be as functional as it is uniquely stylish. The Limes is positioned in a tucked away location, just off Sandridge Road and adjacent to the lovely open spaces of Bernards Heath, a unique green space, surrounded by history. St. Albans is a historic market town and is now a dormitory city within the London commuter belt. An ideal neighbourhood for professionals and commuters working in central areas of London and its suburbs, who want to escape the busyness and are looking for greenery, and a country pub within a short stroll. Chain Free.



### Ground Floor



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

Plan produced using PlanUp.

# 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*

- Chain Free
- Two Double Bedrooms
- Allocated Parking
- Gardens For Residents
- Block Of Only 11 Apartments
- Luxury Apartment
- Lift To All Floors
- Walking To Town & Station

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	1	1
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		





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