

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ROYAL ROAD
ST. ALBANS
AL1 4LQ

Price Guide £395,000

EPC Rating: C Council Tax Band: C

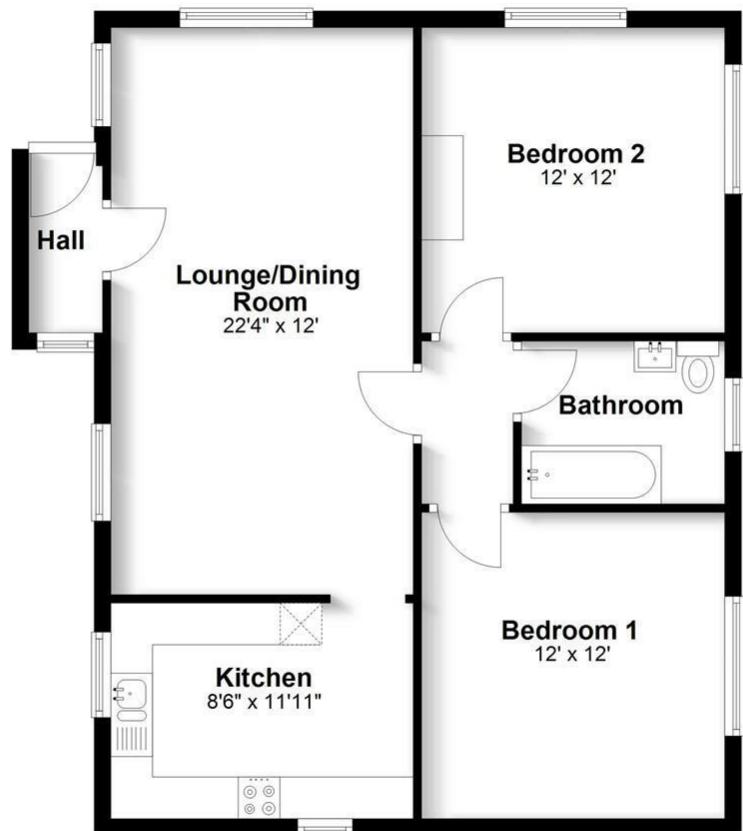


All The Ingredients Needed For A Fabulous Lifestyle

Situated in the heart of the highly sought-after Fleetville area, this beautifully refurbished chain free two double bedroom ground floor maisonette on Royal Road, St Albans, offers an excellent blend of modern comfort and period charm. Extending to approximately 776 sq ft, the property provides generous and well-balanced living space throughout. The accommodation features a spacious and welcoming living/dining room, ideal for both everyday living and entertaining. A stylish, well-equipped kitchen sits alongside, designed to suit modern lifestyles. Two well-proportioned double bedrooms offer comfortable accommodation, complemented by a contemporary bathroom finished to a high standard. Further benefits include the rare advantage of off-street parking and a thoughtful refurbishment that enhances the property while retaining its 1950s character. Perfectly positioned, the maisonette is just moments from Fleetville's popular shops, cafés and green spaces, with excellent access to St Albans city centre and transport links, making it ideal for commuters and families alike. This impressive two-bedroom maisonette represents a superb opportunity to acquire a spacious, turnkey home in one of St Albans' most desirable locations. Early viewing is highly recommended.



Ground Floor
Approx. 776.3 sq. feet

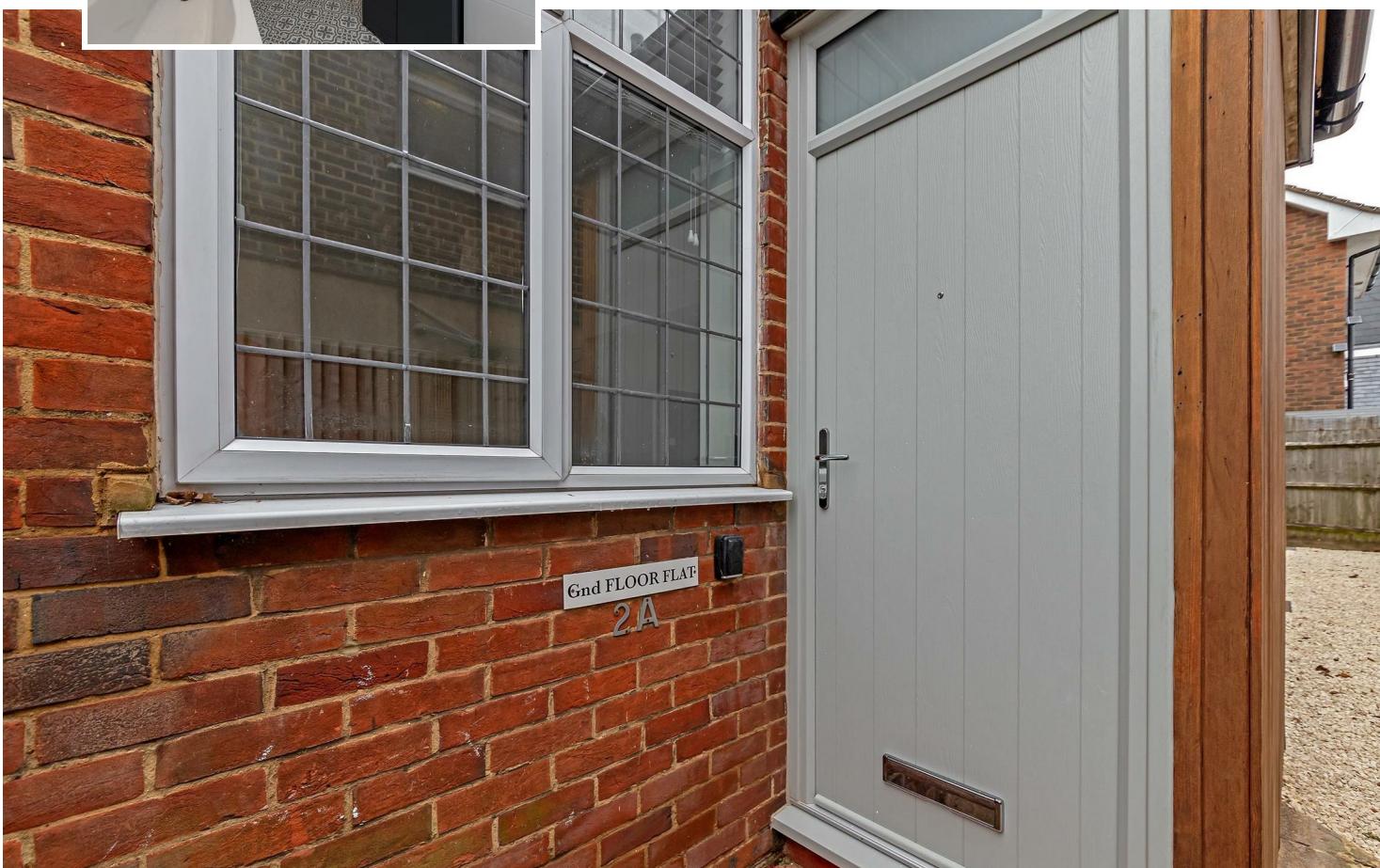


Total area: approx. 776.3 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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*

- Fully Refurbished Throughout
- Two Double Bedrooms
- Large Living/Diner
- Chain Free
- Long Lease
- Over 770 Square Feet
- Off Street Parking
- Ground Floor
- Walking to Local Shops
- Walking To 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		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



