

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

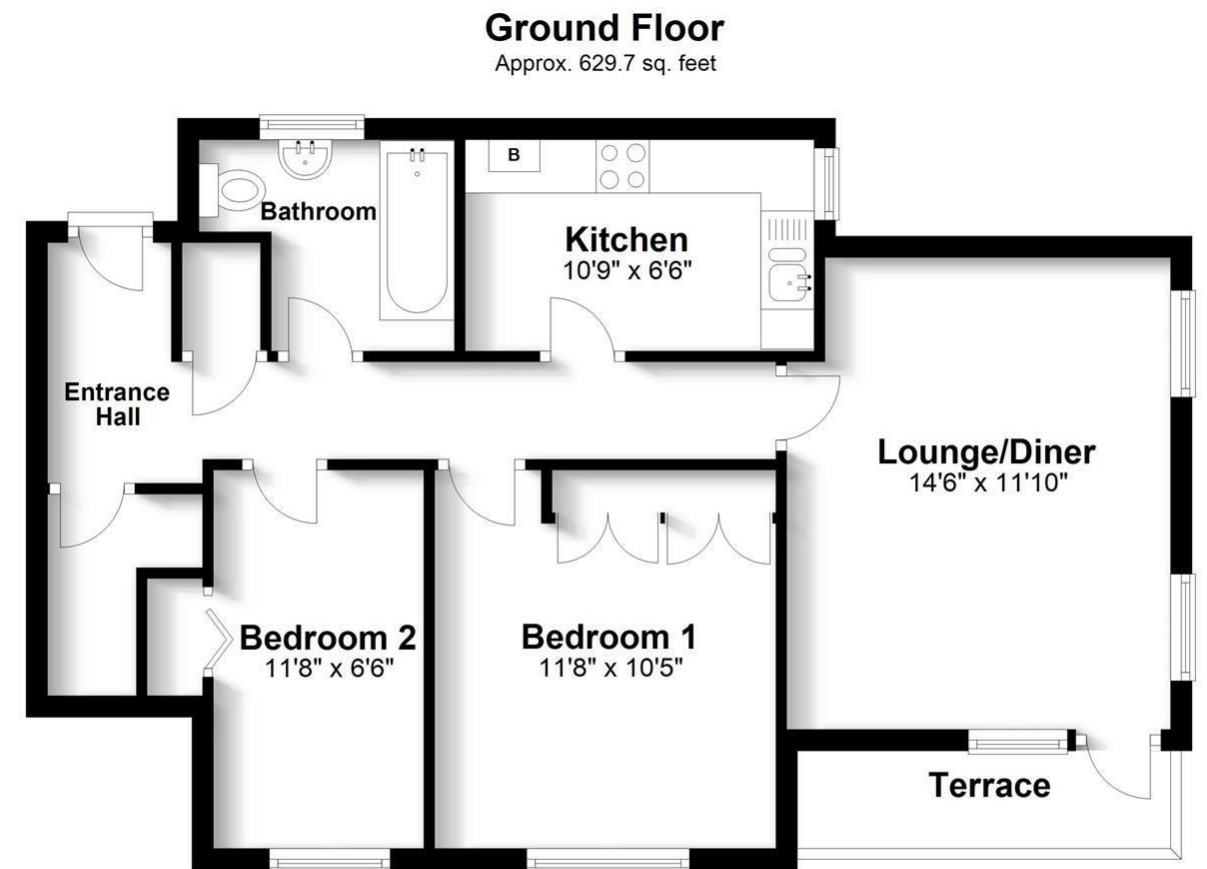
ROMELAND HILL
ST. ALBANS
AL3 4HH

Price Guide £415,000



All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Romeland Hill, St. Albans - a charming location offering the perfect blend of city living and tranquillity. This modern apartment boasts 1 reception room, 2 bedrooms, and 1 bathroom, making it an ideal space for a small family or professionals seeking a stylish abode. Situated in the heart of the city centre, this property provides easy access to all amenities, from trendy cafes to convenient shopping outlets. The best part? This apartment is chain-free, ensuring a smooth and hassle-free buying process. Forget about parking woes - with allocated parking, you can rest assured that your vehicle will always have a secure spot. The ground floor location adds to the convenience, making moving in and out a breeze. Step outside and you'll find a delightful garden area, perfect for enjoying a morning coffee or hosting a summer party. Whether you're a green thumb or simply enjoy some fresh air, this outdoor space is sure to be a highlight. Don't miss out on this fantastic opportunity to own a piece of city centre living in St. Albans. Book a viewing today and envision the possibilities that this wonderful apartment has to offer.



Total area: approx. 629.7 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

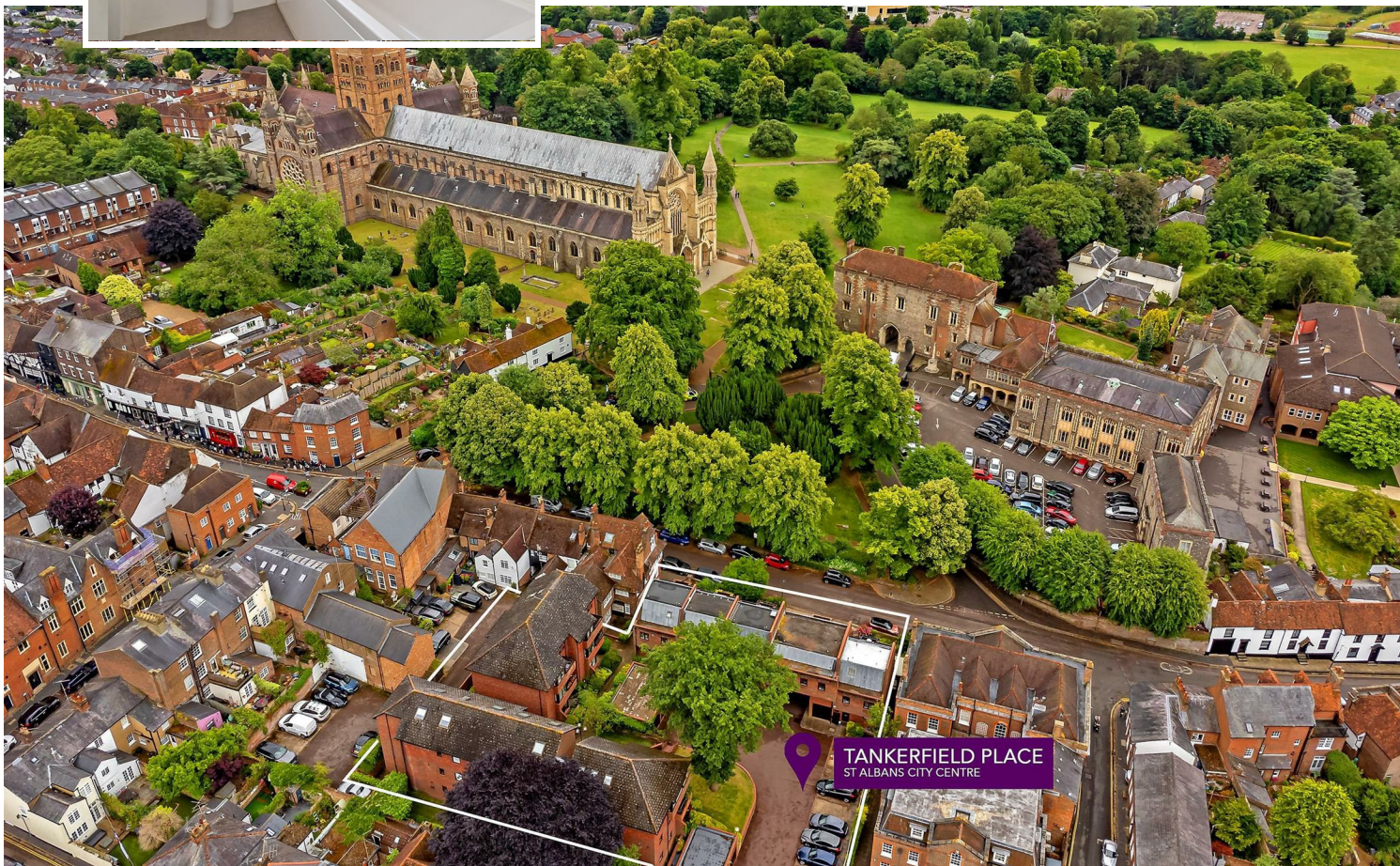
Why Cassidy & Tate

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



TANKERFIELD PLACE
ST ALBANS CITY CENTRE



Specialists in Bespoke Properties

- City Centre Living
- Two Bed Apartment
- Private Outside Space
- Ground Floor
- Prime Location
- Allocated Parking
- Chain Free
- Great Investment

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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