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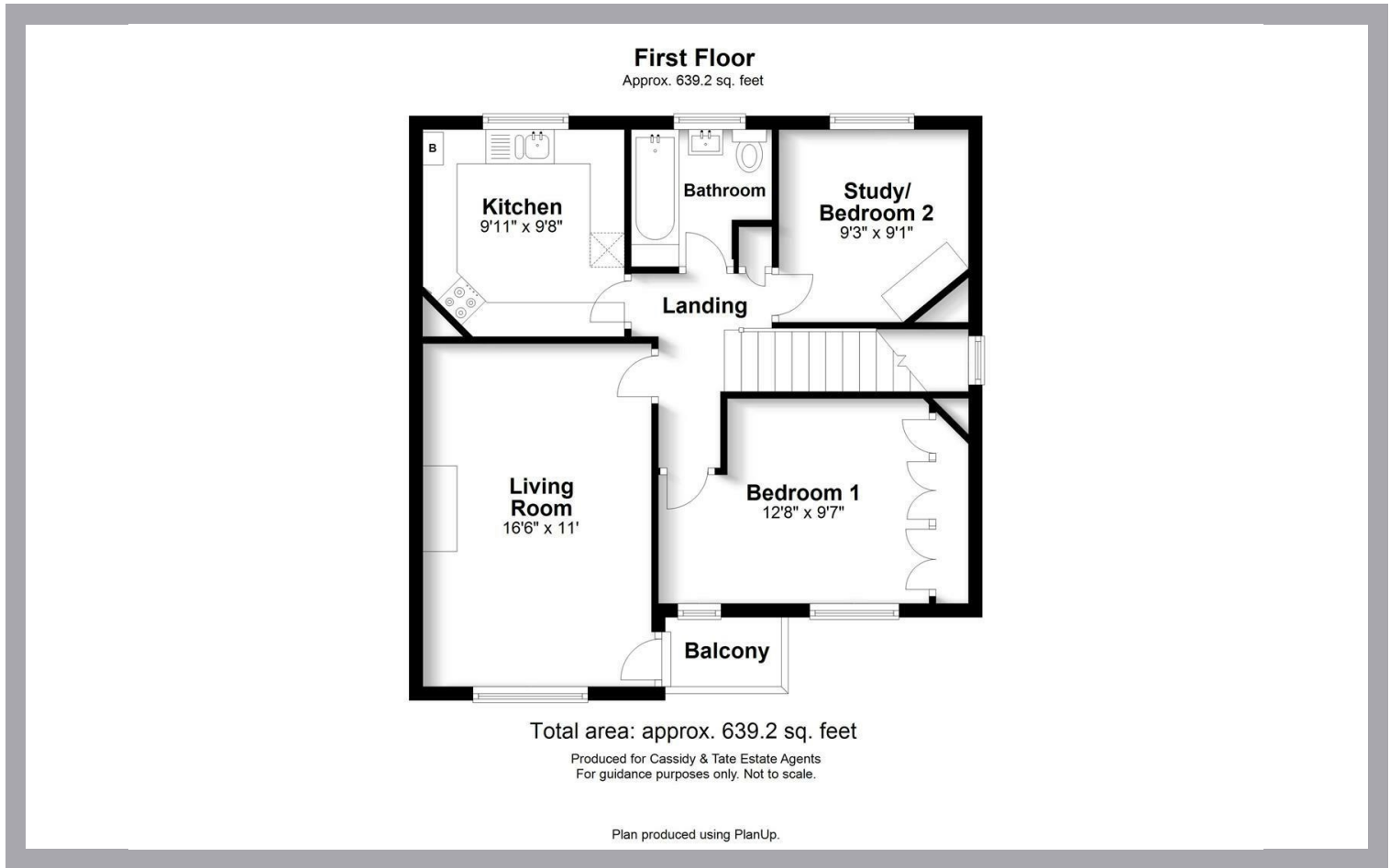
Award Winning Agency

TAVISTOCK AVENUE
ST. ALBANS
AL1 2NJ



All The Ingredients Needed For A Fabulous Lifestyle

A well maintained and deceptively spacious, two double bedroom, first floor maisonette situated in the popular Cottonmill area of St. Albans. Internally the property features a well proportioned lounge/dining room with fireplace, a fitted kitchen, two double bedrooms and a bathroom. Outside the property enjoys a large private garden and a garage/parking. Tavistock Avenue is positioned close to good local amenities and is within the catchment of highly regarded local schools. St. Albans city centre with its extensive shopping and leisure facilities is only a short distance away.



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.



Specialists in Bespoke Properties

- Private Garden
- Two Double Bedrooms
- Close To City Station
- Close To City Centre
- Garage
- Parking
- Balcony
- Fireplace

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	

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		
England & Wales	EU Directive 2002/91/EC	