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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

FROGMORE  
ST. ALBANS  
AL2 2FP



# All The Ingredients Needed For A Fabulous Lifestyle

A desirable development by Hornbeam Homes Ltd

Verside is a collection of eight, two bedroom, contemporary homes all offering their own unique features as well as Kutchenhause German kitchens, integrated appliances, underfloor heating to the ground floor, oversized fire doors, porcelain tiles, super fibre optic broadband and alarms. Externally each property benefits from its own parking space. There will also be four parking bays for visitors, and some electric charging points. The properties are positioned in a private location just off the main road and approximately a 15 minute walk to the train station with its fast train services into London.

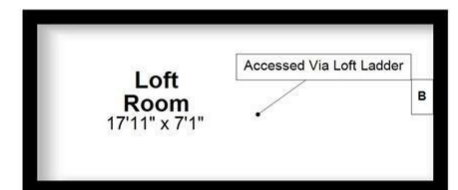
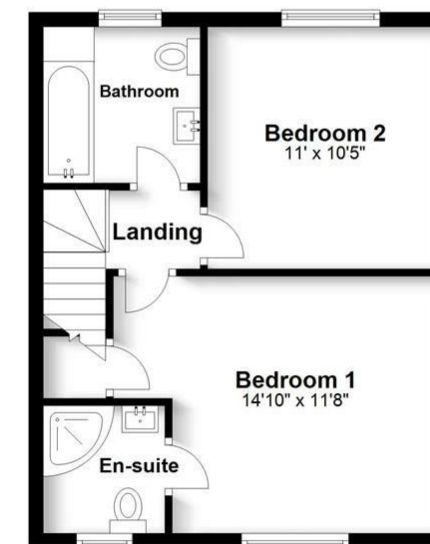
Plot 2 - Measuring approximately 793sq ft - Accommodation briefly comprises of an open porch, entrance hall, living room, kitchen/dining room, cloakroom, two double bedrooms, en-suite to bedroom one, family bathroom, fully boarded loft space.



**Ground Floor**  
Approx. 417.1 sq. feet



**First Floor**  
Main area: approx. 375.9 sq. feet  
Plus loft room, approx. 127.0 sq. feet



**Main area: Approx. 73.7 sq. metres (793.0 sq. feet)**  
Plus loft room, approx. 11.8 sq. metres (127.0 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.  
Area includes Garage and Garden Store

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

- New Homes
- Selection Of 8 Units
- High Spec
- 10 Year Warranty
- Launching Summer 22
- Allocated Parking
- Village Location
- Reserve Now

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		
<b>England &amp; Wales</b>	85	
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

