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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

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AL3 4DJ

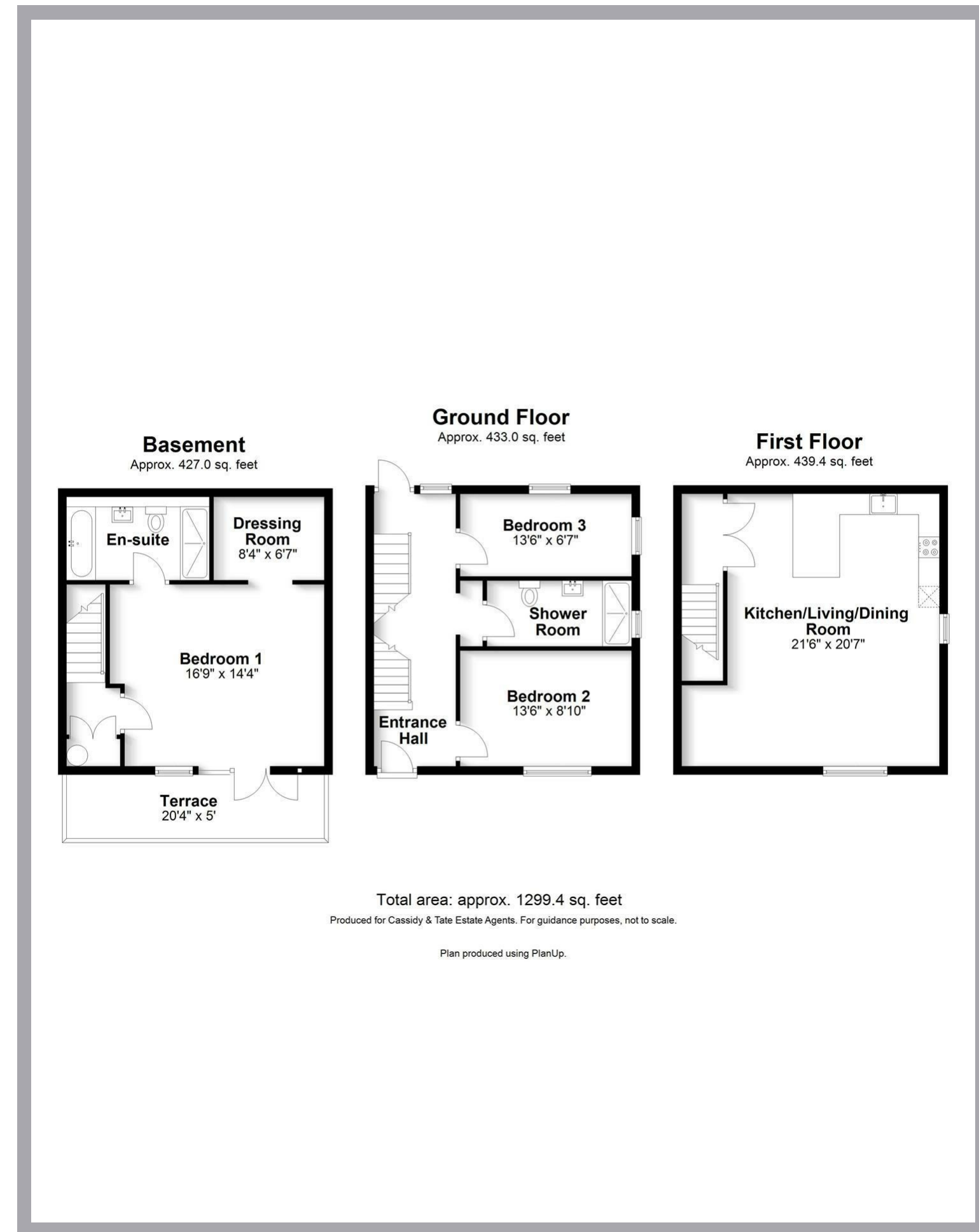
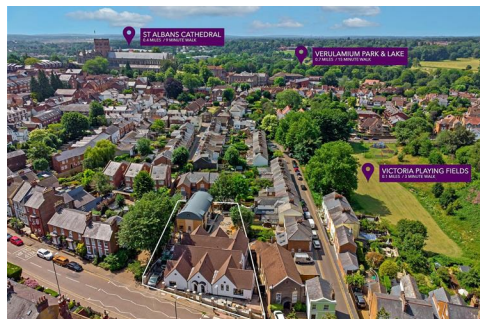
Asking Price £1,055,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Forming part of a select development centrally locate in the charming city of St Albans, this individual three bedroom new build townhouse offers a perfect blend of modern living and convenience with an abundance of natural light flooding this beautiful home. The well appointed accommodation on three floors is designed with contemporary fixtures and finishes and includes a stunning main living/kitchen with vaulted, arched ceiling and feature porthole window. On the first floor, there are two bedrooms and a stylish bathroom with direct access to a courtyard garden, The main bedroom boasts both en suite and dressing area and an outside area. The high specification is evident throughout, featuring Schmid kitchens equipped with Neff appliances and elegant Quartz surfaces, perfect for those who enjoy cooking and entertaining. The engineered wood flooring adds a touch of sophistication, creating a warm and inviting atmosphere throughout the home. Additionally, the property includes allocated parking for one vehicle with an electric charger, a valuable feature in this bustling area, and a communal garden area. Situated just a short stroll to the city centre and the Cathedral, residents will benefit from easy access to the mainline station, making commuting a breeze. This property is not just a house; it is a landmark conversion that combines modern amenities with the appeal of St Albans.



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

- Parking With Electric Charger
- Nearing Completion
- Three Bedrooms
- Outside Courtyard Garden
- New Home
- Walk to Station
- Schmidt Kitchen
- Stunning Kitchen/Lounge
- Select Development
- Central Location

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		
EU Directive 2002/91/EC		
England & Wales		



