

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

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KENTON GARDENS

ST. ALBANS

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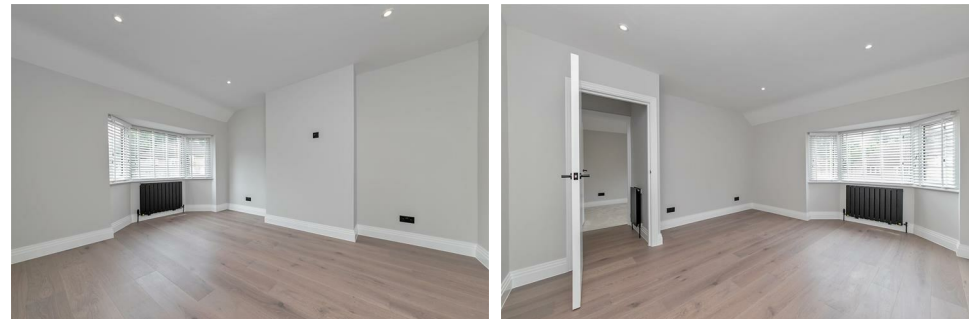
Price Guide £425,000

EPC Rating: C Council Tax Band: C



# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable Kenton Gardens area of St. Albans, this stunning maisonette offers a perfect blend of modern living and comfort. Recently fully refurbished to an exceptional standard, the property boasts a fresh and contemporary aesthetic throughout, making it an ideal choice for those seeking a stylish home. The maisonette features two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room serves as a welcoming hub for entertaining guests or enjoying quiet evenings in. The property also includes a thoughtfully designed shower room, ensuring convenience and comfort for its residents. Two of the standout features of this property is the private enclosed landscaped rear garden with summer house and the extended long lease, offering peace of mind for future ownership. Additionally, off-street parking is available, a valuable asset in this sought-after area, allowing for easy access and convenience. Being chain-free, this maisonette presents a smooth transition for potential buyers, making it an attractive option for first-time buyers or those looking to downsize. With its prime location in St. Albans, residents will enjoy easy access to local amenities, parks, and excellent transport links. In summary, this beautifully refurbished maisonette in Kenton Gardens is a rare find, combining modern elegance with practical living. It is a must-see for anyone looking to make a new home in this vibrant and charming part of St. Albans.



**Total area: approx. 591.0 sq. feet**

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

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

- Fully Refurbished Throughout
- First Floor Maisonette
- Landscaped Garden
- Large Loft
- Two Double Bedrooms
- Off Street Parking
- Chain Free
- Extended Lease

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>	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		
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