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Cassidy  
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Your Local Experts



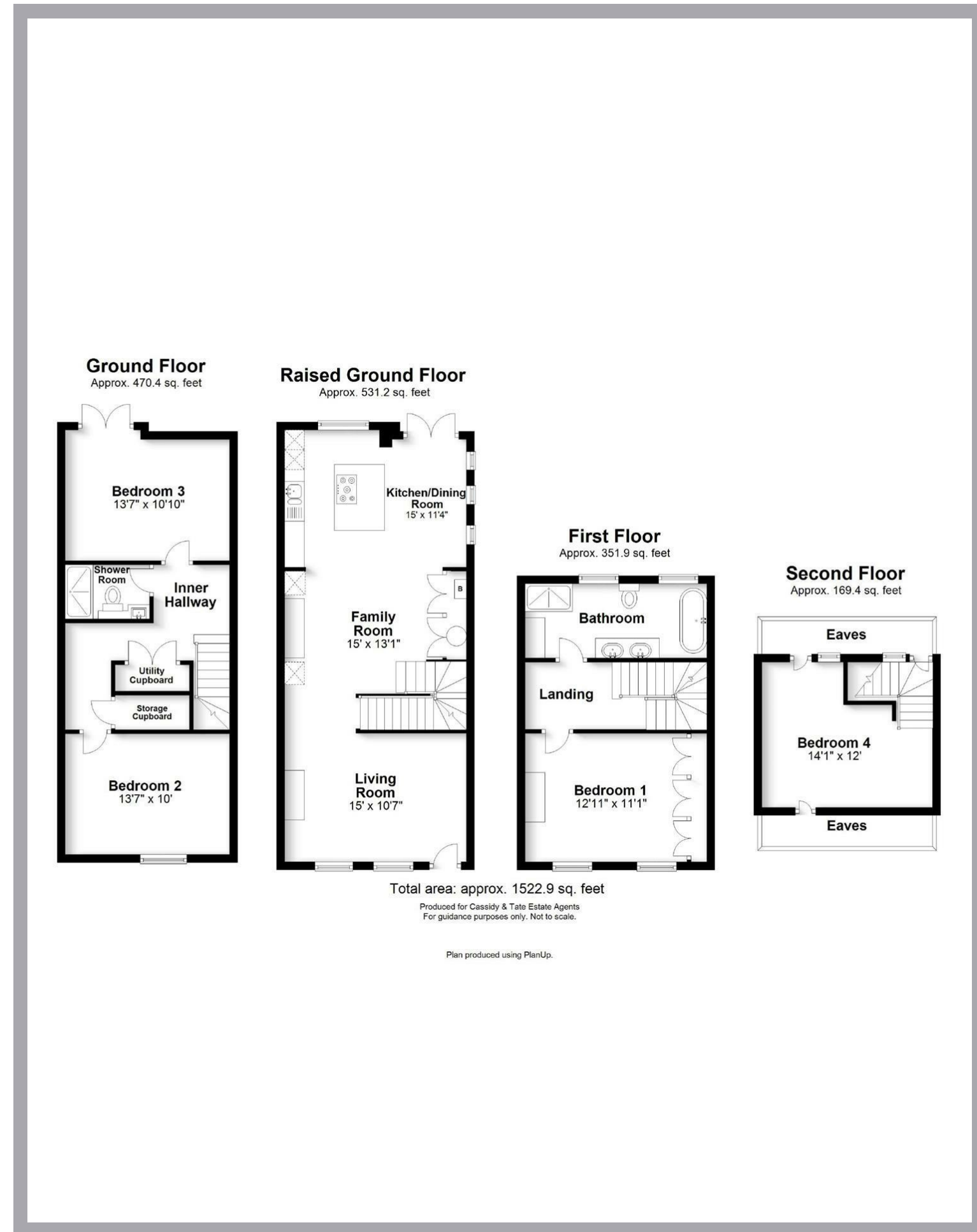
Award Winning Agency

ALBERT STREET  
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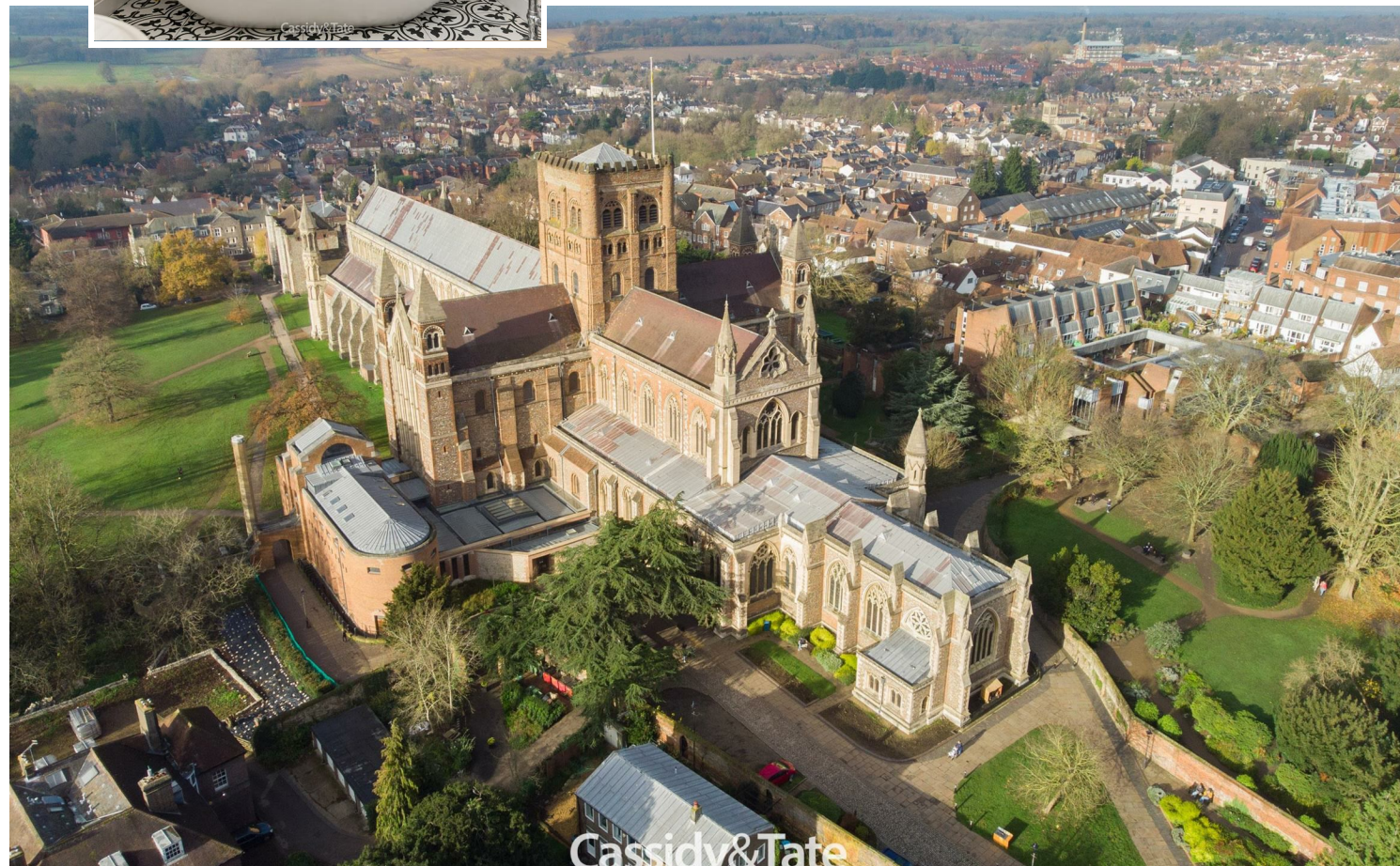
## All The Ingredients Needed For A Fabulous Lifestyle

NO ONWARD CHAIN - Situated in a prime location, a mere stone's throw away from St. Albans city centre and the Cathedral is this endearing period, four double bedroom townhouse with versatile accommodation to suit a range of family needs. Arranged over four levels, the current owners have completely re-furbished the property and created a contemporary atmosphere with high specifications and fittings, whilst still managing to retain many period features. A reception living room on the front ground floor level opens onto a full-width extended family room and kitchen/dining room with quartz topped island and high-vaulted ceiling, flooding the room with natural light. Downstairs, opening to the rear, are found two guest bedrooms, one of which could double as the all-important home office, and a shower room. Full turning stairs to the top floor open onto yet another double bedroom. There is a pretty courtyard style rear patio approached from one of the two ground floor bedrooms and a further garden area can be accessed from here or via steps leading down from the live-in kitchen. Albert Street can be found off Holywell Hill, close to the beautiful Verulamium Park



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

- Four Double Bedrooms
- Close To The Cathedral
- Close To Verulamium Park
- Beautifully Re-furnished
- Walk to Two Stations
- Arranged Over four Floors
- High Specifications
- CHAIN FREE

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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