

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

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MENDIP CLOSE

ST. ALBANS

AL4 9SS

£2,000 PCM

EPC Rating: D Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Perfectly positioned for highly regarded local schools is this three bedroom end of terrace family home. The property has undergone redecoration throughout and offers bright and versatile accommodation to include a lounge/diner with doors opening to the rear garden, a newly fitted kitchen/diner, a downstairs cloakroom and a useful storage cupboard on the ground floor. On the first floor are three good sized bedrooms and a family bathroom. Outside, to the rear is a low maintenance rear garden with a garden shed and an outside cupboard located to the rear of the property. Further benefits include gas central heating, double glazing and a garage en bloc. Not only is this property conveniently located for good schools but is within easy reach of good local amenities, eateries and shopping facilities at the Quadrant parade. St Albans city centre with its varied shopping and leisure facilities and the main railway station remain only a short car or bus ride 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.

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

- Marshalswick location
- Three Bedrooms
- Downstairs Cloakroom
- Garage En Bloc
- One weeks holding fee based on the asking price £461.54
- Close To Good Schools
- Lounge/Diner
- Private Rear Garden
- Council Tax Band: D
- Five weeks deposit based on the asking price £2307.69

Free Online Valuation



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

