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Cassidy
& Tate
Your Local Experts



Award Winning Agency

GABRIEL SQUARE
ST. ALBANS
ALI 3AS

Price Guide £1,200,000

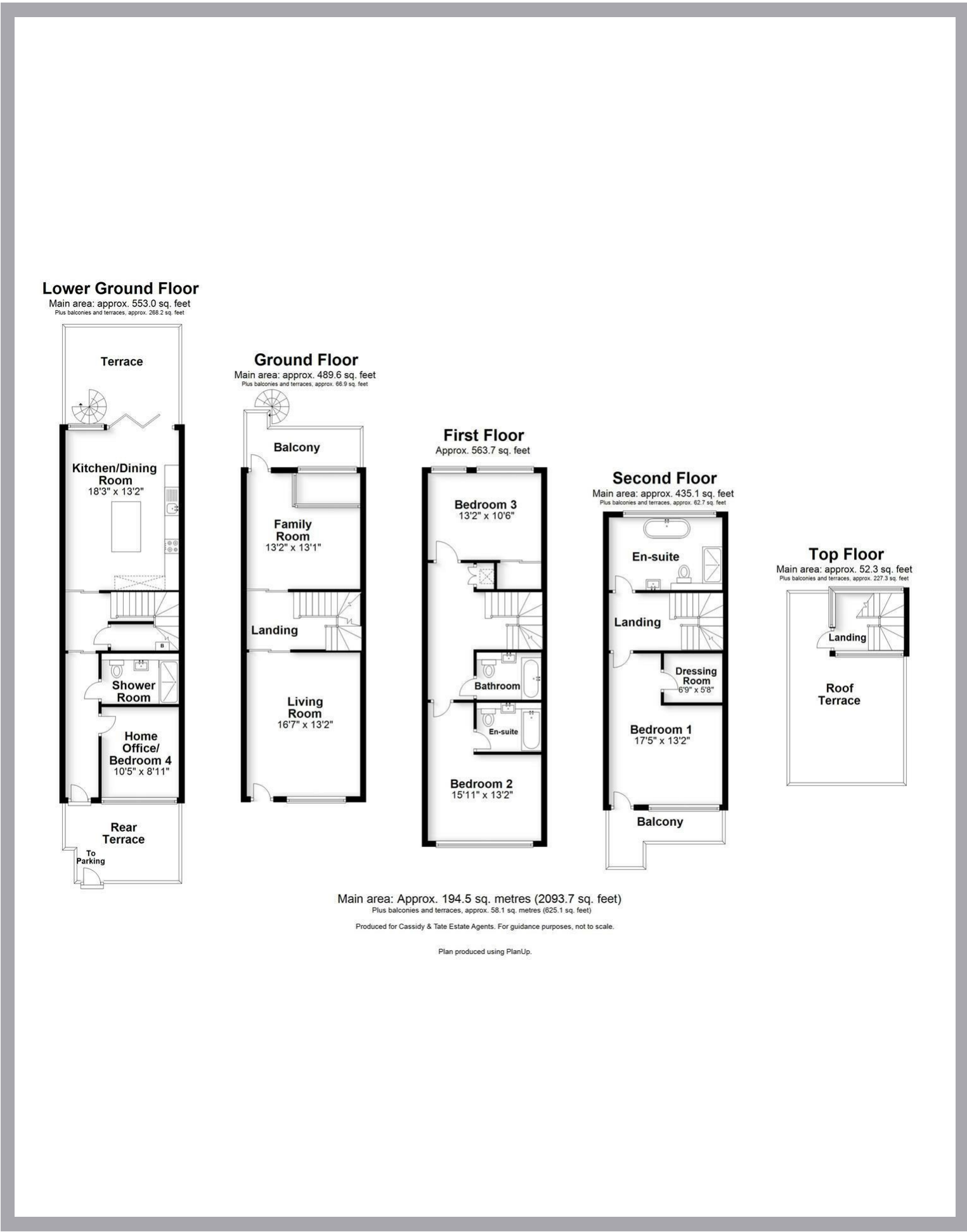
EPC Rating: B Council Tax Band: G

www.cassidyandtate.co.uk



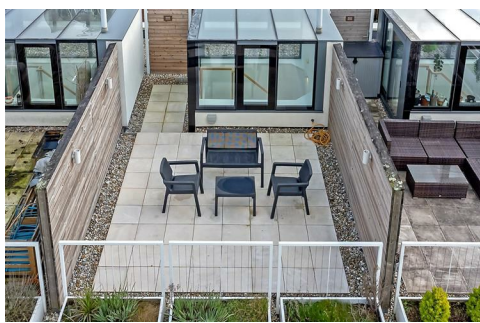
All The Ingredients Needed For A Fabulous Lifestyle

Placed in the heart of St Albans, this exceptional modern home forms part of the prestigious Gabriel Square development, offering a superb blend of contemporary design and everyday convenience. Extending to over 2,000 sq ft and arranged across four thoughtfully designed levels, the property provides generous and versatile living space ideal for both family life and entertaining. The home features four spacious double bedrooms and four stylishly appointed bathrooms, complemented by two additional reception areas that enhance comfort and flexibility throughout. A standout feature is the west-facing rooftop terrace, an inviting outdoor space perfect for relaxing while enjoying far-reaching views across St Albans and the iconic Abbey. Gabriel Square is an attractive and well-located development, just moments from the vibrant city centre and within easy reach of St Albans train station, making it ideal for commuters. The property further benefits from secure, underground gated parking for two vehicles — a rare and valuable asset in this central location. This impressive home is perfectly suited to families or professionals seeking a stylish, low-maintenance lifestyle in one of St Albans' most desirable settings. Combining modern architecture, generous proportions and a prime location, this is a truly rare opportunity.



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



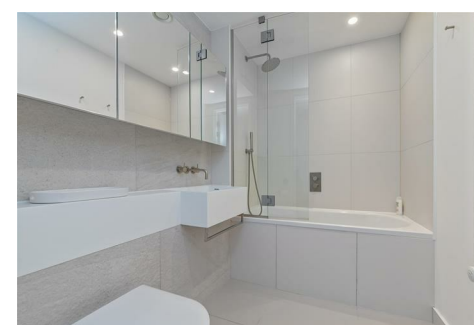
Why Cassidy & Tate

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
- Two Reception Rooms
- Beautiful Condition Throughout
- Arranged Over Four Floors
- City Centre Living
- Four Bathrooms
- Two Parking Bays
- Walking To Station
- Roof Top Balcony
- Share Of Freehold

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		



