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Your Local Experts

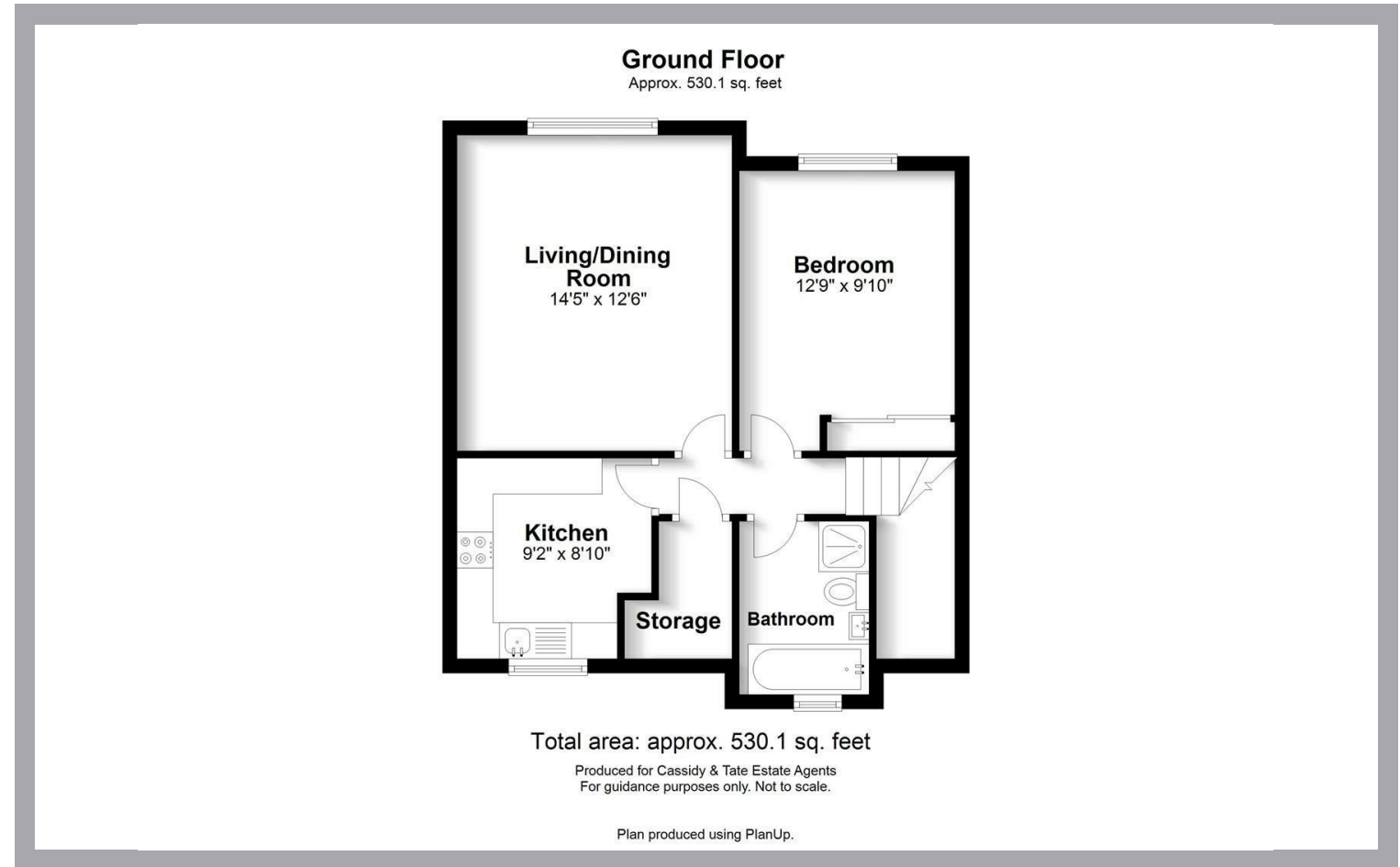


Award Winning Agency

BLUEBERRY CLOSE  
ST. ALBANS  
AL3 6NH



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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.

# All The Ingredients Needed For A Fabulous Lifestyle

A well maintained and deceptively spacious, one double bedroom, first floor maisonette situated in the popular New Greens area of St. Albans. Internally the property features a well proportioned lounge/dining room, a fitted kitchen, one double bedroom and a bathroom. Outside the property enjoys communal green spaces. Blueberry Close is positioned close to good local amenities and is within the catchment of highly regarded local schools, plus open spaces including Batchwood golf course. St. Albans city centre with its extensive shopping and leisure facilities is only a short distance away.



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## Specialists in Bespoke Properties

- One Double Bedroom
- Driveway/Parking
- Walking Distance To Parklands
- Double Glazed
- Loft Access
- Close To Local Shops
- Gas Heating
- First Floor

### 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>		
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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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