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Cassidy
& Tate
Your Local Experts



Award Winning Agency

STATION ROAD
HARPENDEN
AL5 4SE

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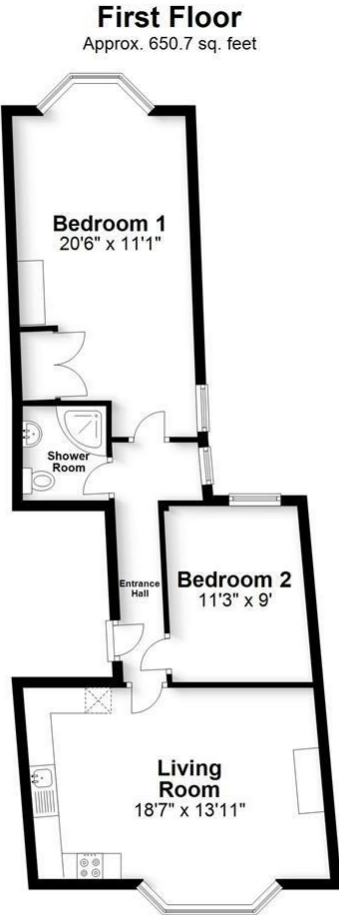
£1,200 PCM



All The Ingredients Needed For A Fabulous Lifestyle

**** PLEASE NOTE THIS PROPERTY DOES NOT COME WITH PARKING ****

Cassidy & Tate is pleased to offer for rent this two bedroom, first floor flat, which is positioned in a very convenient location within a minute's walk to the main railway station, linking Harpenden to London St Pancras, and the excellent amenities of Harpenden's High Street. Living accommodation comprises of an entrance hall with an entry telephone, an open plan kitchen/living room, a double bedroom, a single bedroom, and a shower room. Prior to any tenancy, the property will be fully re-decorated, and new carpets fitted in both bedrooms. Harpenden is a commuter town with a direct rail connection to central London. The rail link also gives direct access to London Luton Airport and London Gatwick Airport. Harpenden boasts three supermarkets including Sainsbury's, Marks & Spencer, and Waitrose, along with many other shops both chain brands and independent retailers.



Total area: approx. 650.7 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. 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

- Central Harpenden Location
- Two Bedrooms
- First Floor Accommodation
- Unfurnished
- Ideal for Station
- Open Plan Kitchen/Living Room
- Bathroom
- Available 12th April

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	43	74
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

