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Cassidy
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Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HERITAGE CLOSE
ST. ALBANS
AL3 4EB

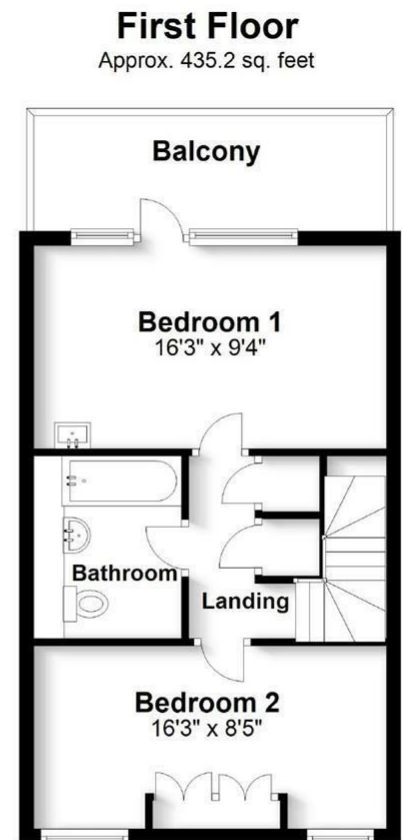
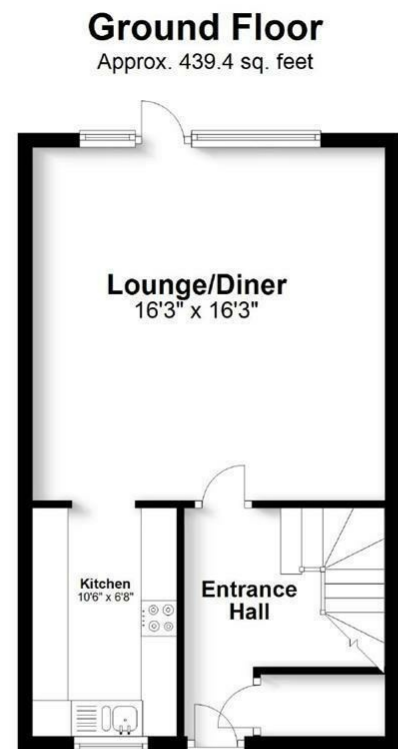
£2,000 PCM

EPC Rating: D Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented two-bedroom duplex apartment situated in the very heart of the City Centre, set within a secure gated development surrounded by charming views and steeped in Roman history. Offered in good decorative order throughout, the property features a well-proportioned lounge/dining room with patio doors opening onto the communal courtyard area. A modern fitted kitchen completes the ground floor accommodation. Upstairs, there are two bedrooms, including a principal bedroom with a private balcony. Both rooms are served by a contemporary three-piece family bathroom. Heritage Close enjoys an exceptional central location, providing easy access to the City Centre's extensive shopping and leisure facilities, while the mainline railway station is just a short distance away. Agent's Note: A parking space can be rented beneath Heritage Close.



Total area: approx. 874.6 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

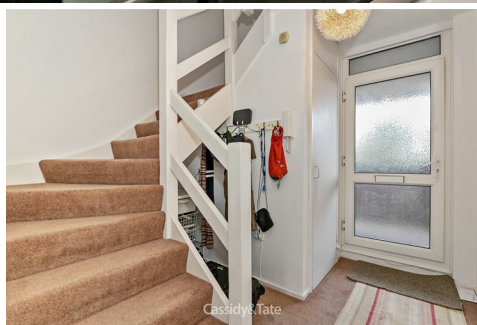
Why Cassidy & Tate

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 Location
- Doors Leading to Communal Courtyard
- Private Balcony
- One weeks holding fee based on the asking price £461.53
- Two Bedrooms
- Three Piece Bathroom Suite
- Overlooking The Cathedral
- Five weeks deposit based on the asking price £2307.69

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



