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Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WINDMILL AVENUE

ST. ALBANS

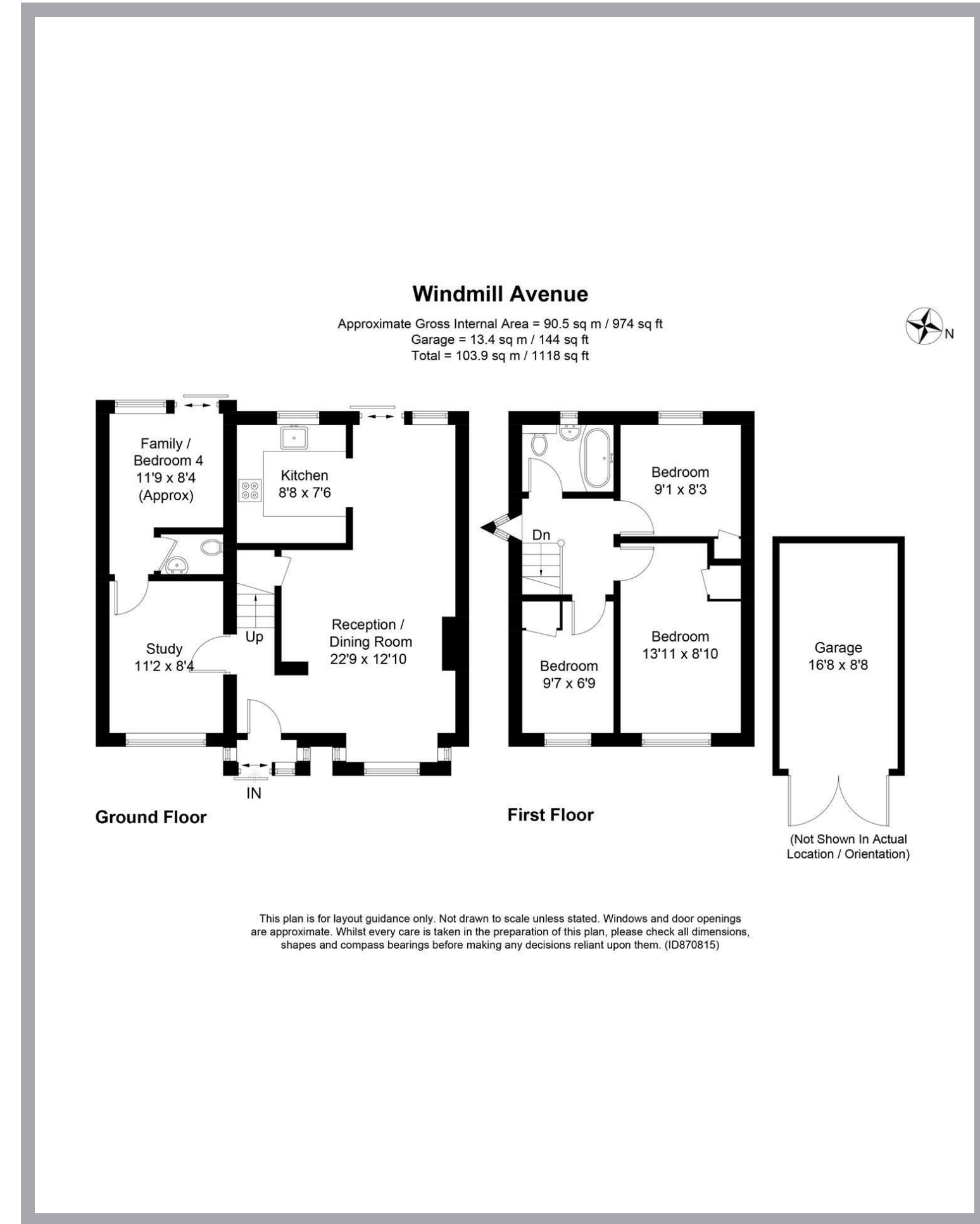
AL4 9SJ

£2,600 PCM



All The Ingredients Needed For A Fabulous Lifestyle

A spacious semi-detached family home which enjoys a peaceful cul de sac location and is situated within the catchment of highly acclaimed local schools in Marshalswick. A lovely modern home with a versatile layout that will suit the busy family lifestyles. Features on the ground floor include entrance porch, living/dining room with sliding French doors that open to the rear enclosed garden, modern kitchen, study, W/C and evening room/bedroom four. Upstairs, a stylish family bathroom serves the three bedrooms all with built in storage. Outside the property benefits from a beautiful enclosed rear garden which is mainly laid to lawn with patio area and includes storage sheds and a garage for storage only (no vehicular access). To the front of the property a driveway provides off road parking. Marshalswick is a popular area located to the North East side of St Albans. Residents can enjoy good local amenities found at the Quadrant parade including bakeries, a pharmacy and a post office to name a few. St. Albans city centre remains only a short distance away.



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

- Outstanding school catchment
- Three Reception Rooms
- Unfurnished
- Garage
- One weeks holding fee based on the asking price £600
- Three Bedrooms
- Downstairs WC
- Council Tax Band: E
- Garden
- Five weeks deposit based on the asking price £3000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(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	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	EU Directive 2002/91/EC

