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01727 228428
stalbans@cassidyandtate.co.uk

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59 The Quadrant, St Albans,
Herts AL4 9RD
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39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

ROYAL ROAD

ST ALBANS

AL1 4LQ

£2,100 Per Month

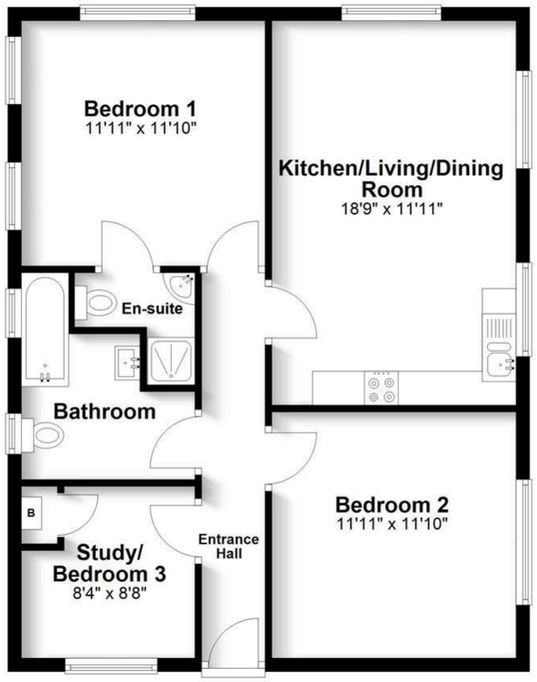
EPC Rating: C Council Tax Band: C

All The Ingredients Needed For A Fabulous Lifestyle

Located in the heart of the popular Fleetville area of St Albans, this well-presented two/three-bedroom first floor maisonette on Royal Road offers an excellent balance of space, character and convenience. Extending to approximately 745 sq ft, the property is ideally suited to families, professionals or those seeking generous accommodation in a prime location. The maisonette comprises a welcoming open plan reception room, perfect for both everyday living and entertaining, along with two/three well-proportioned bedrooms offering flexible living arrangements. A centrally positioned bathroom serves the household while the main bedroom offers its own en-suite, completing the practical and well-laid-out accommodation. Built in the 1950s, the property retains plenty of character while offering comfortable and functional living. The location is a key highlight, with the mainline station just a short walk away, providing excellent commuter links. The property also falls within a highly regarded school catchment area, making it particularly appealing to families. This three-bedroom maisonette represents a fantastic opportunity to secure a spacious home in one of St Albans' most sought-after neighbourhoods.

First Floor

Approx. 745.4 sq. feet



Total area: approx. 745.4 sq. feet

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

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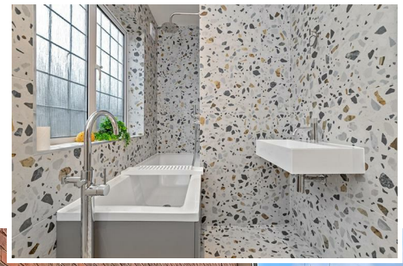
Perfect Fusion of Location And Way of Living



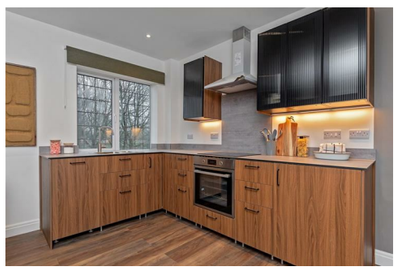
Why Cassidy & Tate

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.

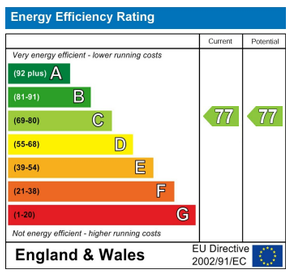
Your Local Property Experts

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

- 745 Square Feet
- Fully Refurbished Throughout
- Walking Distance to Thameslink station
- Overlooking Parkland
- One weeks holding fee based on the asking price £2423.07
- Two/Three Double Bedrooms
- Open Plan Accommodation
- Close to Schools
- Heart of Fleetville
- Five weeks deposit based on the asking price £484.61



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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