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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHARMOUTH COURT

ST. ALBANS

AL1 4SJ

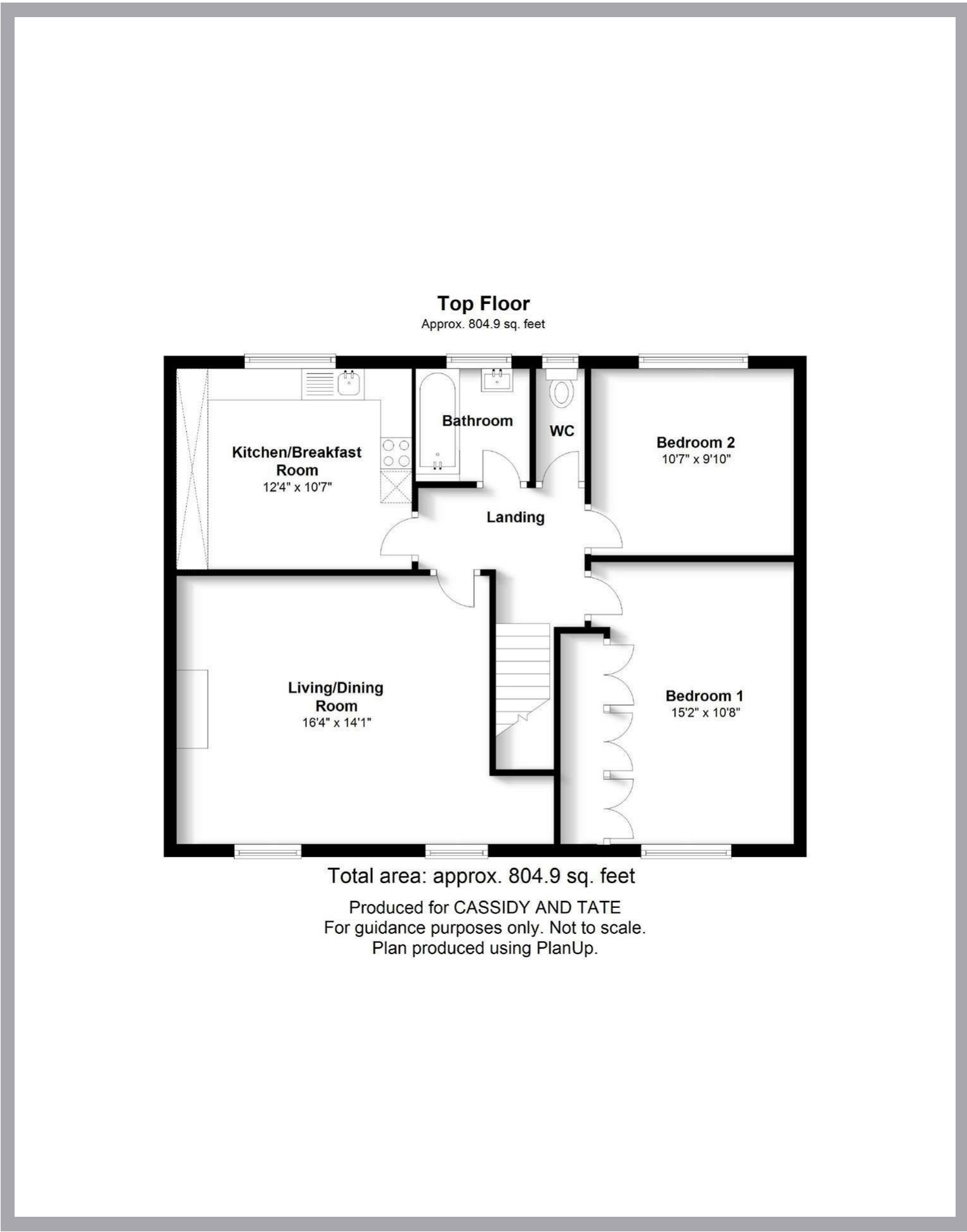
£1,500 PCM

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A spacious two double bedroom maisonette situated in a highly sought-after location. Recently redecorated and presented in good condition throughout, this deceptively spacious property features a 16ft lounge/dining room, a 12ft kitchen/breakfast room, a modern white bathroom suite, separate WC, and two generous double bedrooms. Additional benefits include double glazing, gas central heating, a security entry telephone system, and access to a beautifully maintained communal garden for residents to enjoy. Charmouth Court is a popular residential address conveniently located close to the mainline railway station, providing excellent links from St Albans to London St Pancras. The excellent local amenities at The Quadrant parade are also nearby, including a Sainsbury's Local, post office, hairdresser, and a variety of cafés and restaurants. St Albans city centre, with its extensive shopping, dining, and leisure facilities, is only a short distance away.



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

- Two Double Bedrooms
- Kitchen/Breakfast Room
- Recently Decorated
- One weeks holding fee based on the asking price £346.15
- Living Room
- Separate Bathroom and WC
- Communal Gardens
- Five weeks deposit based on the asking price £1730.76

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		
EU Directive 2002/91/EC	69	78
England & Wales		



