

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



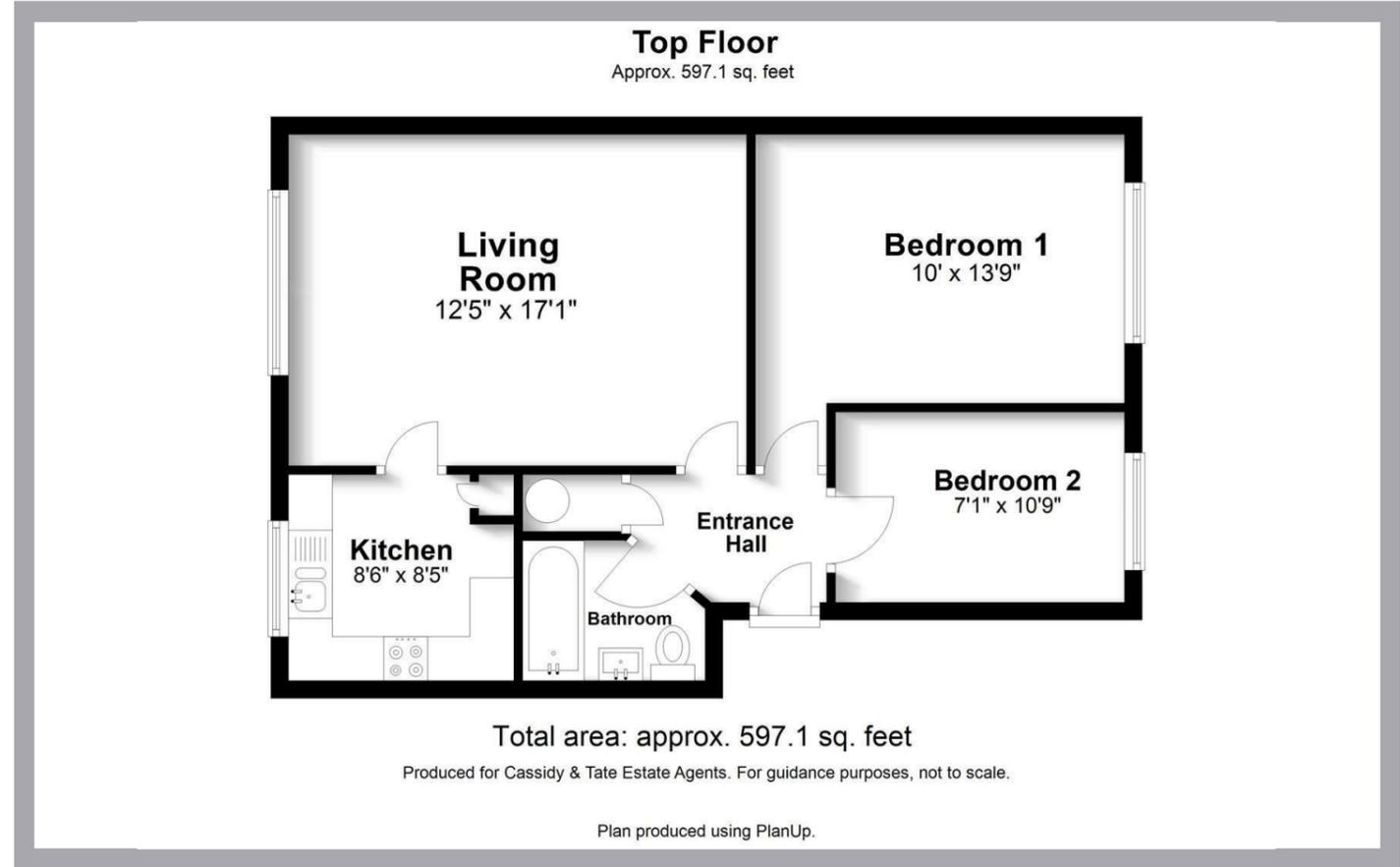
Award Winning Agency



www.cassidyandtate.co.uk

CUFFLEY COURT
HEMEL HEMPSTEAD
HP2 7LS

£1,350



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.

All The Ingredients Needed For A Fabulous Lifestyle

Newly refurbished two bedroom top floor apartment offering an excellent range of features including double glazing, new low energy thermal radiators installed in living areas along with new energy efficient water cylinder, newly fitted bathroom suite, refurbished kitchen, spacious room sizes, private parking, and communal gardens. The apartment is located in the sought after Woodhall Farm location, close to good local shops and amenities, and fantastic links to both the M25 and M1.



Specialists in Bespoke Properties

- Top Floor Apartment
- New Bathroom Suite
- Neutrally Decorated Throughout
- Communal Gardens
- Two Bedrooms
- Refurbished Kitchen
- Private Parking
- One Weeks Holding Fee Based On The Asking Price £11.54
- Five Weeks Deposit Based On The Asking Price £1557.69

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			
		68	80
England & Wales		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	

