

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
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Your Local Experts



Award Winning Agency

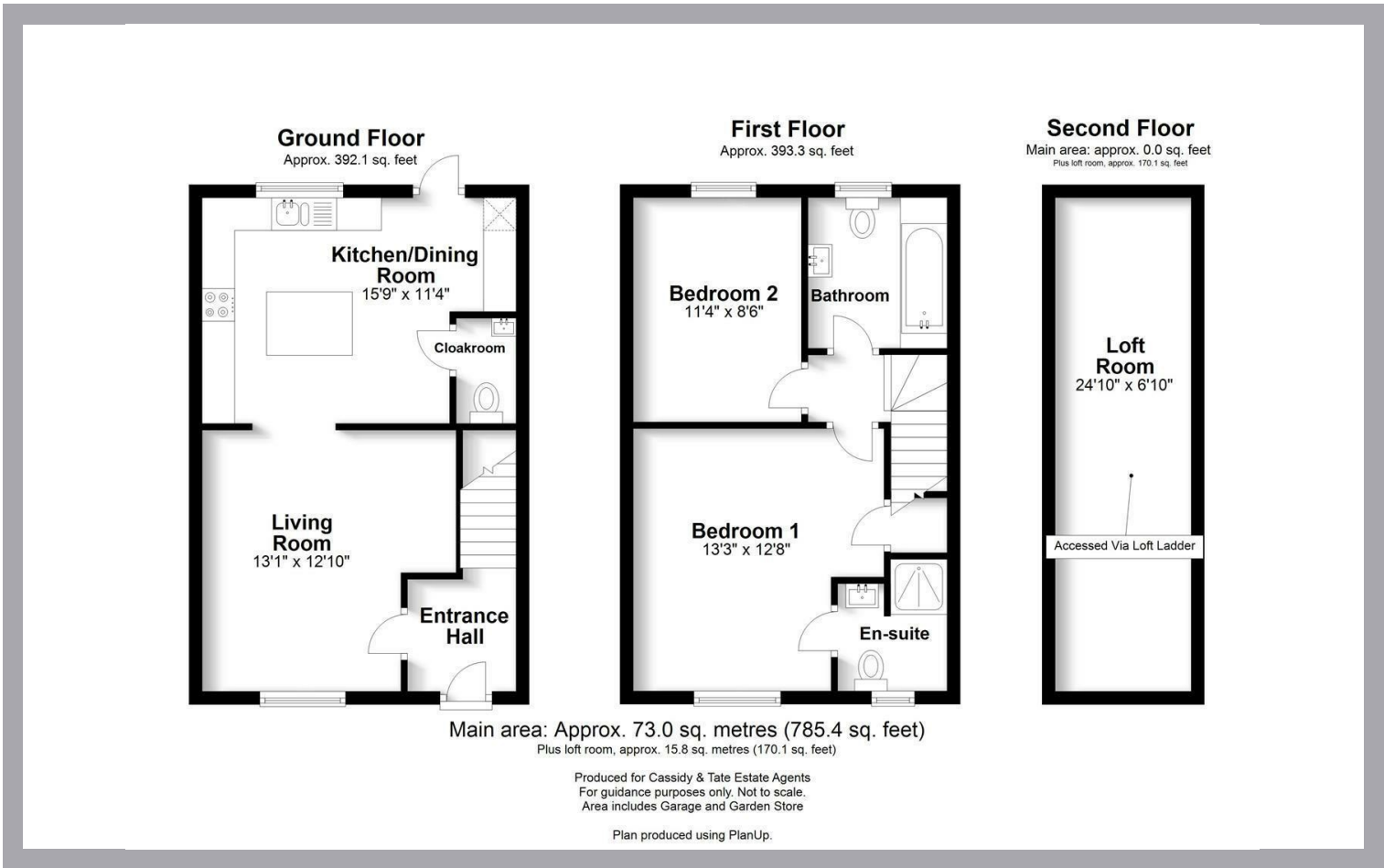
www.cassidyandtate.co.uk



VERSIDE
ST. ALBANS
AL2 2FP

£2,250

EPC Rating: B Council Tax Band: D



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

A beautiful home with an abundance of unique features including Kutchenhause German kitchen, integrated appliances, underfloor heating to the ground floor, oversized fire doors, porcelain tiles, super fibre optic broadband and alarm system. The property comprises of an open porch, entrance hall, good sized living room, kitchen/dining room, cloakroom, two double bedrooms, en-suite shower room to bedroom one, family bathroom, fully boarded loft, and a private rear garden with gated access to private parking space. Verside is a collection of just 8 houses, conveniently positioned in a private location just off the main road, and approximately a 15 minute walk to the Abbey Flyer train station.



Specialists in Bespoke Properties

- Located in a Small Cul De Sac
- Kitchen/Dining room
- En-suite bathroom to bedroom one
- Private rear garden
- One weeks holding fee based on the asking price £519.23
- Large living room
- Two Double Bedrooms
- Family Bathroom
- Private parking space
- Five weeks deposit based on the asking price £2596.15

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	

