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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

JOSEPH COURT
ST ALBANS
AL1 5GW

£1,200 PCM

EPC Rating: D Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

One double bedroom maisonette situated in a popular location within easy access of the mainline railway station and excellent amenities. Presented in good decorative order throughout the property comprises of an entrance hall, lounge/diner, kitchen, and bathroom. Further features include double glazing, electronically controlled heating, and allocated parking. The living accommodation is well proportioned and enjoy useful features such as storage cupboard and airing cupboard in the entrance hall. The lounge/diner is a bright room with patio door leading to the well maintained communal garden. Arch from the reception room is open to the modern kitchen fitted with a range of units which are complemented beautifully by contrasting work tops and integrated appliances whilst the bathroom is fitted with an 'Ideal' standard bathroom suite including a power shower. Joseph Court is situated in Cambridge Road which proves to be a favorable address for the commuter/professional looking to be within easy reach of the station linking St.Albans to London, St Pancras. The excellent amenities close by include a 'Morrisons' supermarket, hairdressers/barbers, bakeries/eateries and a post office to name but a few.



Total area: approx. 449.4 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. 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.

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

- Ground Floor Maisonette
- Lounge/Diner
- Patio Doors Leading To Garden
- One weeks holding fee based on the asking price £276.92
- One Double Bedroom
- Modern Kitchen
- Allocated Parking
- Five weeks deposit based on the asking price £1384.61

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



