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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

**THE LARCHES
ST. ALBANS
AL4 9JZ**

£1,500 Per Month

EPC Rating: D Council Tax Band: C



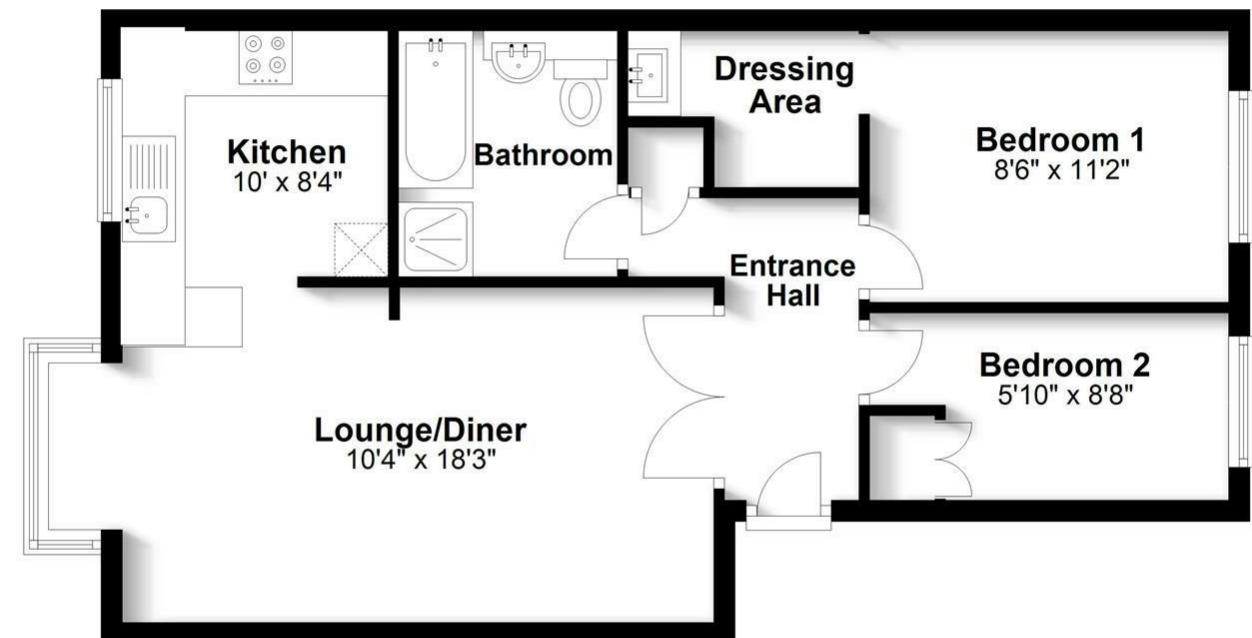
All The Ingredients Needed For A Fabulous Lifestyle

Positioned in the popular Jersey Farm Area is this stunning, two bedroom, first floor apartment, that enjoys bright and versatile living accommodation comprising of a open plan lounge/dining room and modern fitted kitchen complete with integrated appliances. The property is further enhanced by two bedrooms, one double with dressing area and one single, a stunning bathroom suite, parking, and attractive well maintained communal grounds for the residents use. The Larches is situated in the popular development of Jersey Farm, close to highly regarded schooling and local amenities including a doctor and dentist surgeries, a 'Tesco' metro, and hairdressers. St. Albans city centre with its extensive shopping and leisure facilities plus the mainline railway station, linking St. Albans to London, St Pancras remains only a short car or bus ride away.



Top Floor

Approx. 573.8 sq. feet



Total area: approx. 573.8 sq. feet

Produced for Cassidy & Tate Estate Agents
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*

- First Floor Apartment
- Modern Design
- One Double, One Single Bedroom
- Fitted Kitchen
- Communal Garden
- Allocated Parking Space
- Unfurnished
- One weeks holding fee based on the asking price £346.15
- 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	83	
(39-54)	E		
(21-38)	F	65	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



