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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

REPTON GREEN  
ST. ALBANS  
AL3 6RT

£2,500 Per Month

EPC Rating: C Council Tax Band: D



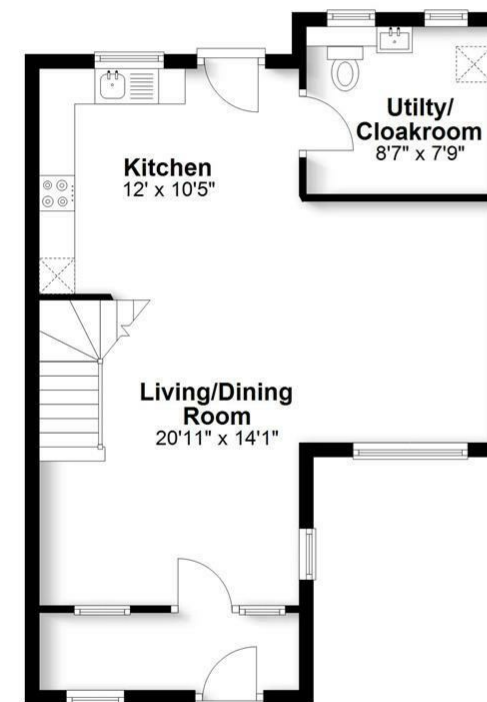


# All The Ingredients Needed For A Fabulous Lifestyle

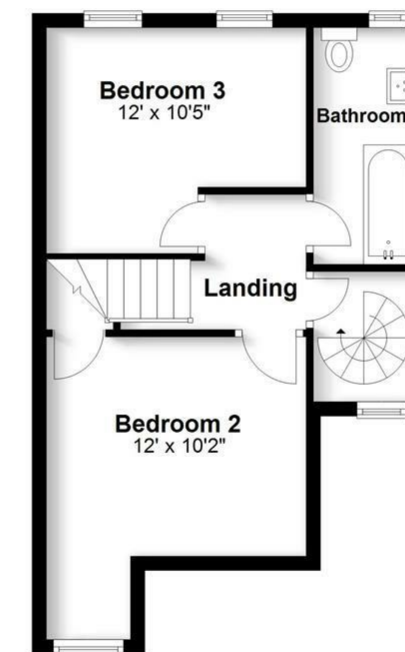
A Three bedroom family home boasting a wonderful open plan kitchen/living/dining room, and separate utility/cloakroom to the ground floor. The first floor has two good sized bedrooms and a family bathroom. On the second floor is the main bedroom complimented with fitted storage and an en suite shower room. Externally there is a driveway to the front of the property, and private low maintenance garden to the rear. Located to the north side of St. Albans, within close proximity of the surrounding motorway networks and Batchwood golf course. St. Albans vibrant city centre with its twice weekly bustling market, many eateries, shopping and leisure facilities and the mainline railway station, linking St. Albans to London, St Pancras, remains only a short distance away.



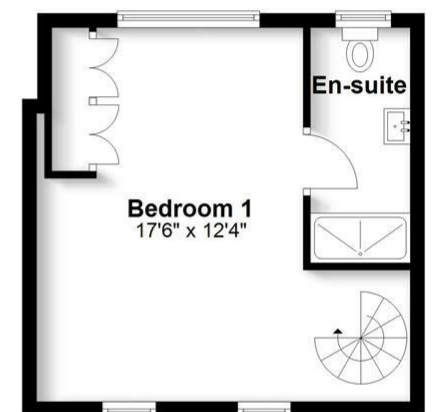
**Ground Floor**  
Approx. 515.4 sq. feet



**First Floor**  
Approx. 393.7 sq. feet



**Second Floor**  
Approx. 300.1 sq. feet



**Total area: approx. 1209.2 sq. feet**

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



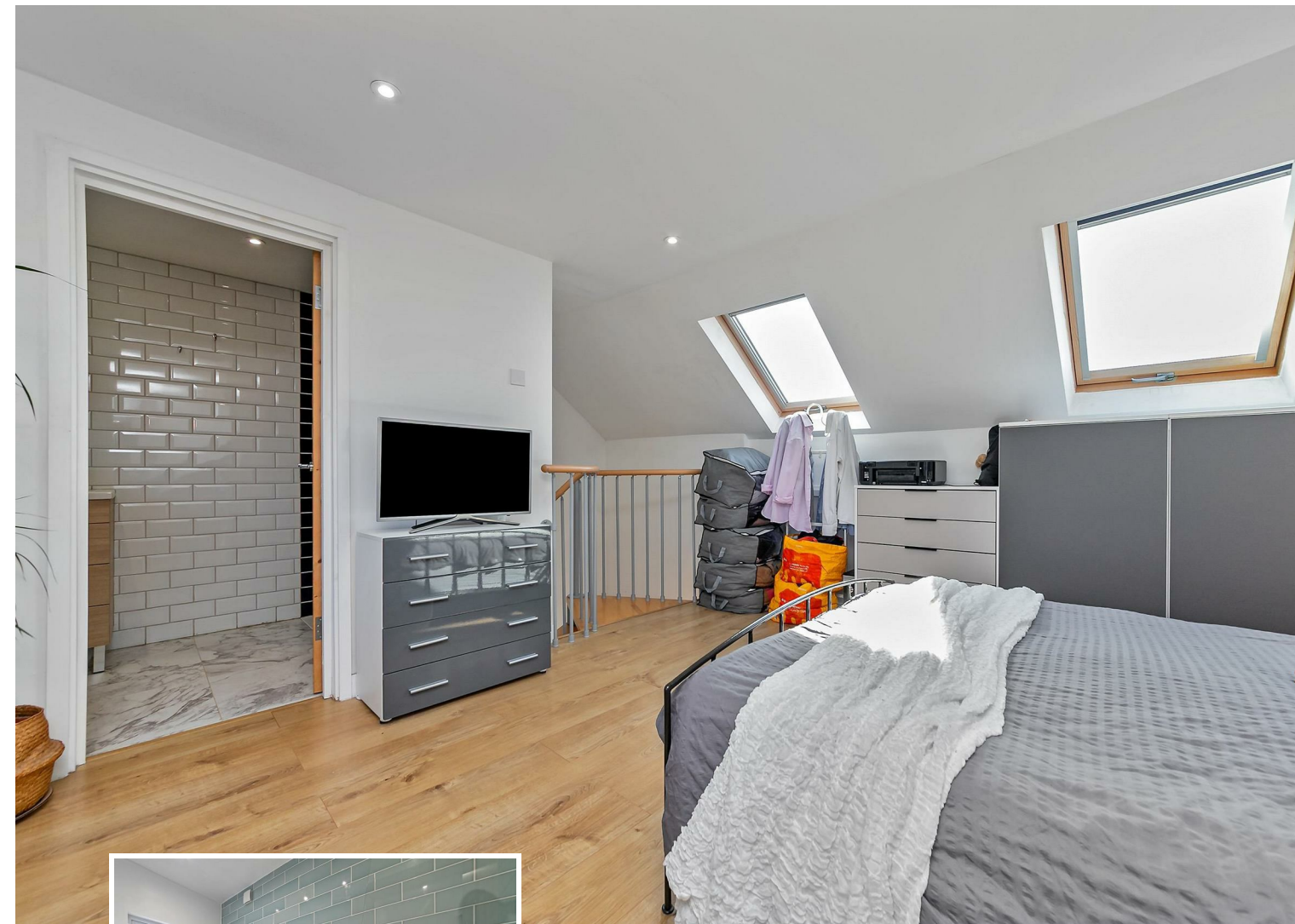
## Why Cassidy & Tate

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

- Family Home
- Three Bedrooms
- Ensuite to the Main Bedroom
- Private Garden
- One weeks holding fee based on the asking price £576.92
- Open Plan Living
- Family Bathroom
- Utility Room
- Parking To The Front
- Five weeks deposit base on the asking price £2884.61

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		8
(69-80)	C	77	
(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	