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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HATFIELD ROAD

ST. ALBANS

AL1 4TG

£1,600 Per Month

EPC Rating: D Council Tax Band: C

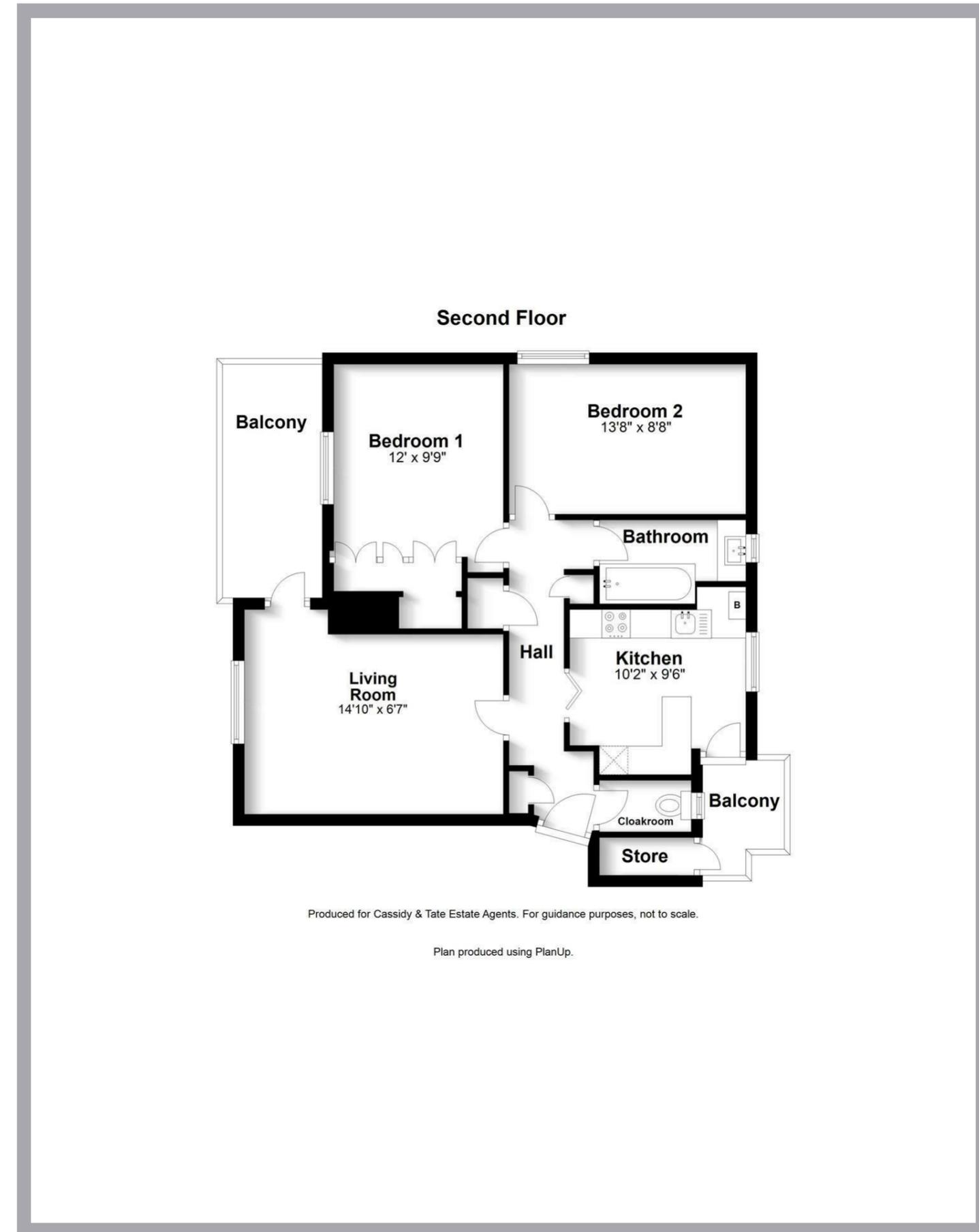


All The Ingredients Needed For A Fabulous Lifestyle

Located on the second floor of an attractive and conveniently situated purpose-built block, this spacious two-double-bedroom apartment is within easy walking distance of the mainline station.

The property features a bright and generously sized living room with direct access to its own private balcony, along with a fitted kitchen that opens onto a second, smaller balcony. There are two well-proportioned double bedrooms, a bathroom, and a separate cloakroom. Externally, the property also benefits from an en-bloc storage cupboard.

The development is ideally positioned on Hatfield Road, well regarded for its excellent local amenities, including a wide range of restaurants and bars, Morrisons supermarket, and the popular Alban Way walking and cycling route. St Albans City railway station, offering convenient links into London, including St Pancras International and the city centre, is just a short distance away.



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

- Second Floor Apartment
- Bright Living Room
- Modern Bathroom
- Private Balcony
- One weeks holding fee based on the asking price £369.23
- Two Double Bedrooms
- Fitted Kitchen Breakfast Room
- Separate WC
- External Storage Cupboard
- Five weeks deposit based on the asking price £1846.15

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



