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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

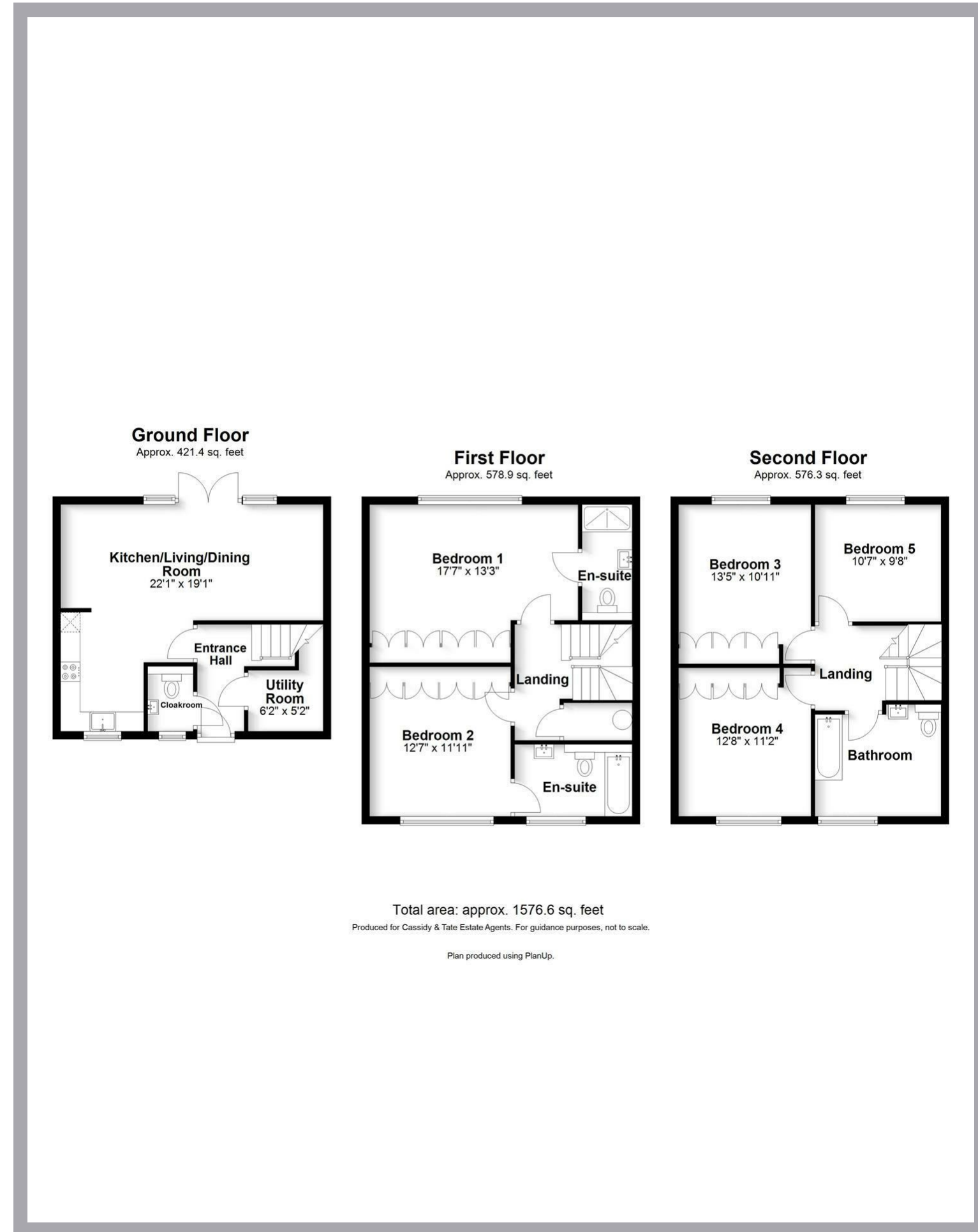
THE HILL  
ST. ALBANS  
AL4 8PR

Price Guide £775,000



# All The Ingredients Needed For A Fabulous Lifestyle

APLSEY HOUSE - NOW AVAILABLE .....Nestled in the charming village of Wheathampstead, St. Albans, these three stunning new build terrace houses on The Hill offers a perfect blend of modern living and village charm. Step inside these new properties, boasting two reception rooms, five double bedrooms, and three sleek bathrooms. With a generous 1,576 sq ft of living space, these homes provides ample room for growing families or those who love to entertain. Built in 2024, this property exudes contemporary elegance and comes with the assurance of a 10-year warranty, offering peace of mind to the new owners. These brand new homes on offer here are designed to meet the needs of a modern lifestyle, with five spacious bedrooms ensuring everyone has their own space and three bathrooms to cater to the morning rush. The location of this property is truly special, set in a picturesque village setting that offers a tranquil escape from the hustle and bustle of city life. Wheathampstead's idyllic surroundings provide a perfect backdrop for those seeking a peaceful and close-knit community to call home. Don't miss out on the opportunity to own a piece of this village paradise - book a viewing today and envision the endless possibilities that this new build property on The Hill has to offer.



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

- Brand New Development
- Five Double Bedrooms
- Open Plan Living
- 10 Year Warranty
- Three Luxury New Homes
- Three Bathrooms
- Off Street Parking
- Available Now 2024

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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