St Albans Office 10 High Street, St Albans Herts AL3 4EL 01727 228428 stalbans@cassidyandtate.co.uk

Marshalswick Office 59 The Quadrant, St Albans, Herts AL4 9RD 01727 832383 marshalswick@cassidyandtate.co.uk

Wheathampstead Office 39 High Street, Wheathampstead, Herts AL4 8BB 01582 831200 wheathampstead@cassidyandtate.co.uk





# Award Winning Agency



MOUNT PLEASANT ST. ALBANS AL3 4TB

Price Guide £400,000

EPC Rating: C Council Tax Band:

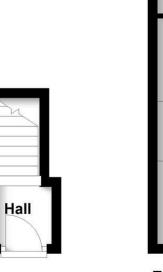




# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer For Sale a rarely available first floor maisonette located in a highly desirable area of St Albans close to the park and St Michaels. The accommodation comprises of a hall with stairs leading up to the landing with rooms spreading from there. There is a living/dining room with separate kitchen, two good size bedrooms and a bathroom. Benefits include gas central heating and double glazing. There is a communal Green as well as a parking area close by for residents which is not allocated. The Lawns is conveniently positioned for the vibrant City centre, close to local pubs, boutique shops, Verulamium Park and the historic Cathedral are all within comfortable walking distance.







Plan produced using PlanUp.

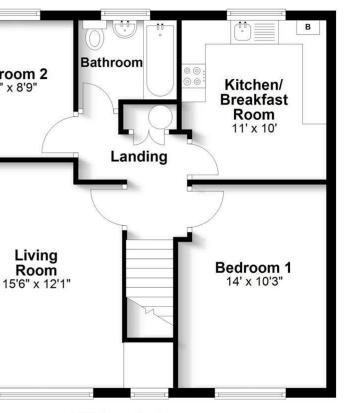
Bedroom 2

9'5" x 8'9"

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

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# 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.

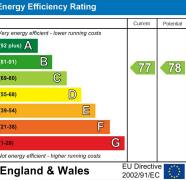
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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

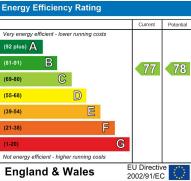






- First Floor
- Charge
- Ideal For Modernisation





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Bespoke Properties

#### CHAIN FREE

- Approx £400 P/A Service

- Two Double Bedrooms
- 999 Year Lease From New
- Close To Park
- Large Loft Space

# nvironmental Impact (CO<sub>2</sub>) Rati (92 plus) 🖄 EU Directive 2002/91/EC England & Wales









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