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Your Local Experts



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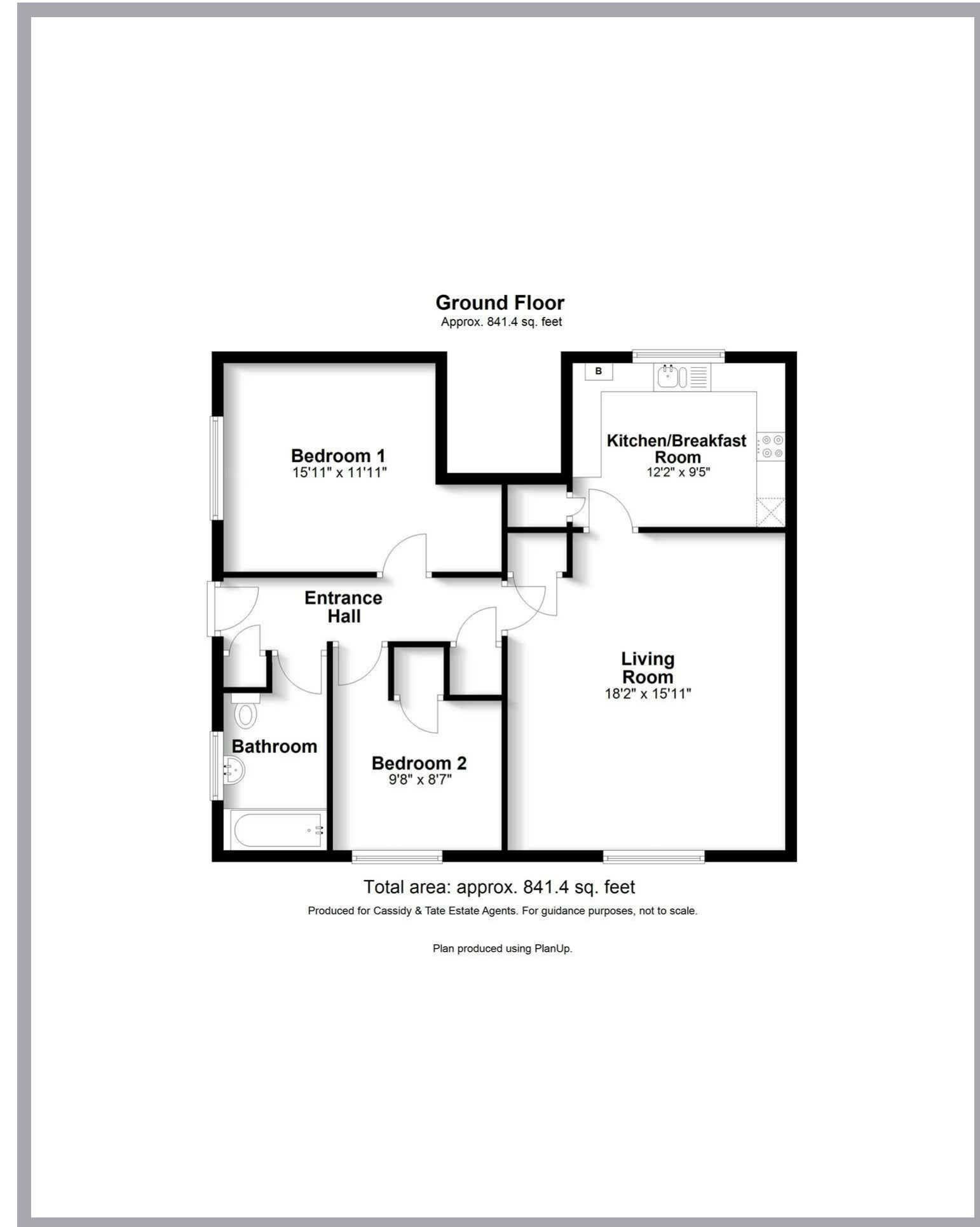
JAMESON COURT  
ST ALBANS  
AL1 3QA

Price Guide £495,000



## All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a well maintained development just a short walk of both the City Centre and the mainline railway station is this two bedroom ground floor maisonette. The property is presented in a lovely decorative order throughout and offers good sized living accommodation with 830 square foot. There is an entrance hall, a fitted kitchen and a well proportioned lounge/dining room, as well as two double bedrooms and a family sized bathroom. Further benefits include a share of freehold, its own garage, parking and well maintained communal gardens. Jameson Court is set in a convenient and sought after location within easy reach of the station with its fast train services, linking St. Albans to St. Pancras in just under 30 minutes. Road users can enjoy easy access to the surrounding motorway networks including the M1, M25 and the A1 (M). The city centre with its extensive shopping and leisure facilities are close at hand, as are the lovely open spaces of Clarence Park The Wick, Bernards Heath and Verulamium. EPC RATING 'C'.



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

- Ground Floor Maisonette
- Spacious Lounge
- Two Double Bedrooms
- Garage
- Sought After Location
- Kitchen Breakfast Room
- Council Tax Band 'D'
- Communal Gardens

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	77
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

