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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ABBEY MILL LANE
ST. ALBANS
AL3 4HJ

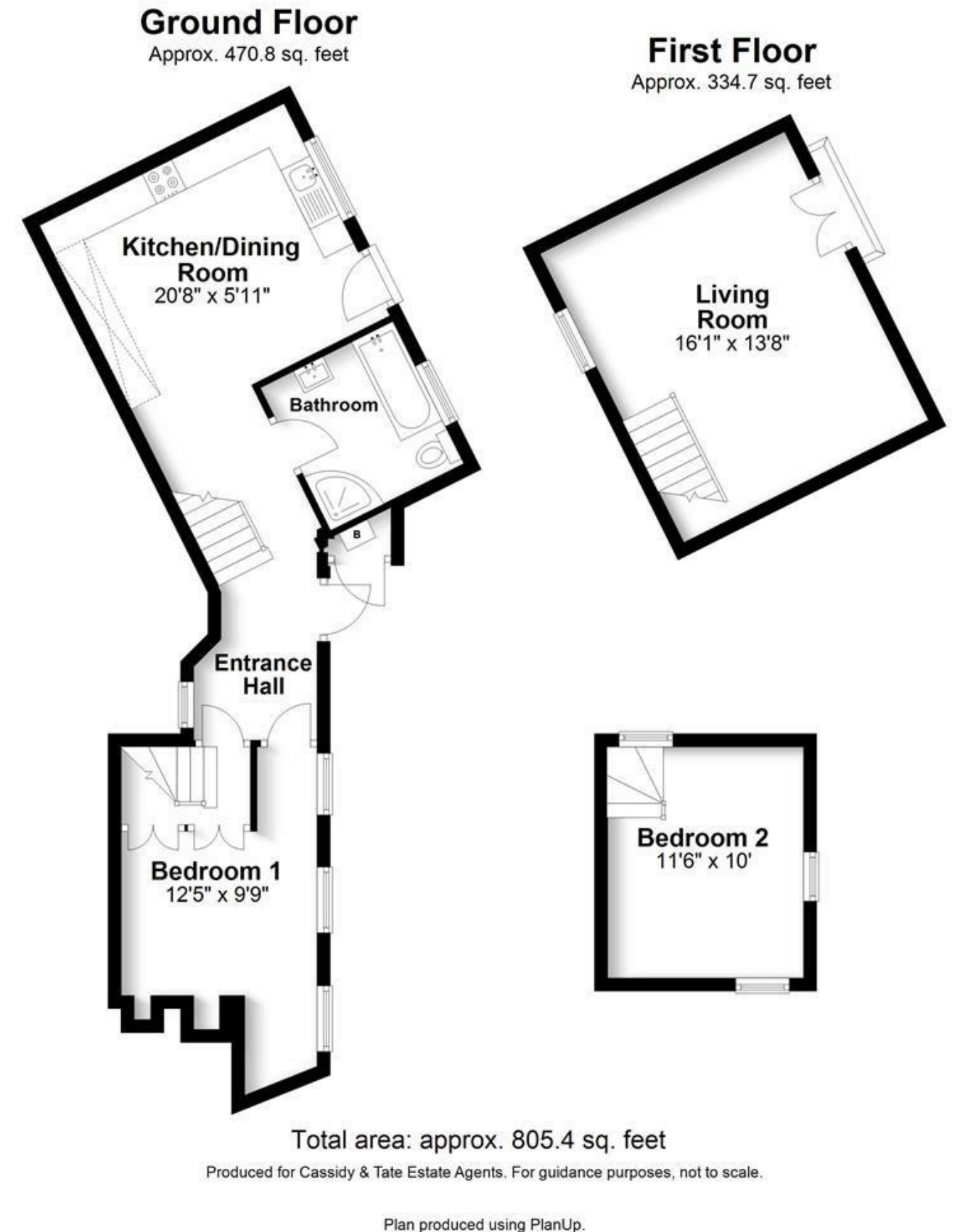
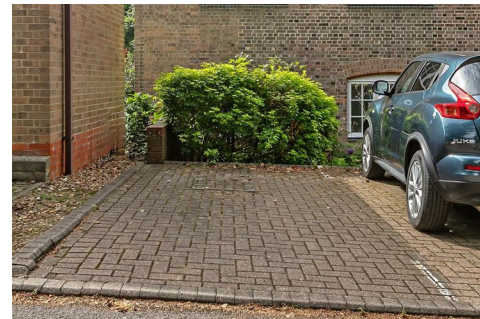
Price Guide £825,000

EPC Rating: D Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Abbey Mill Lane, St. Albans - a charming city centre location that offers the perfect blend of tranquility and convenience. This unique house boasts two reception rooms, two double bedrooms, and a luxury bathroom suite, making it an ideal space for a small family or professionals looking for a cosy retreat. One of the standout features of this property is its proximity to Verulamium lake/park, providing a picturesque setting for leisurely strolls or morning runs. The private gated parking ensures that your vehicle is secure at all times, offering peace of mind in this bustling neighbourhood. Step inside to discover a fully refurbished interior that is in amazing condition. The attention to detail in the refurbishment is evident throughout the house, creating a modern and stylish living space that is ready for you to move in and make it your own. What sets this property apart is that it is chain-free, meaning you can make it yours without any delays or complications. Don't miss the opportunity to view this must-see property that combines comfort, style, and convenience in one desirable package.



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

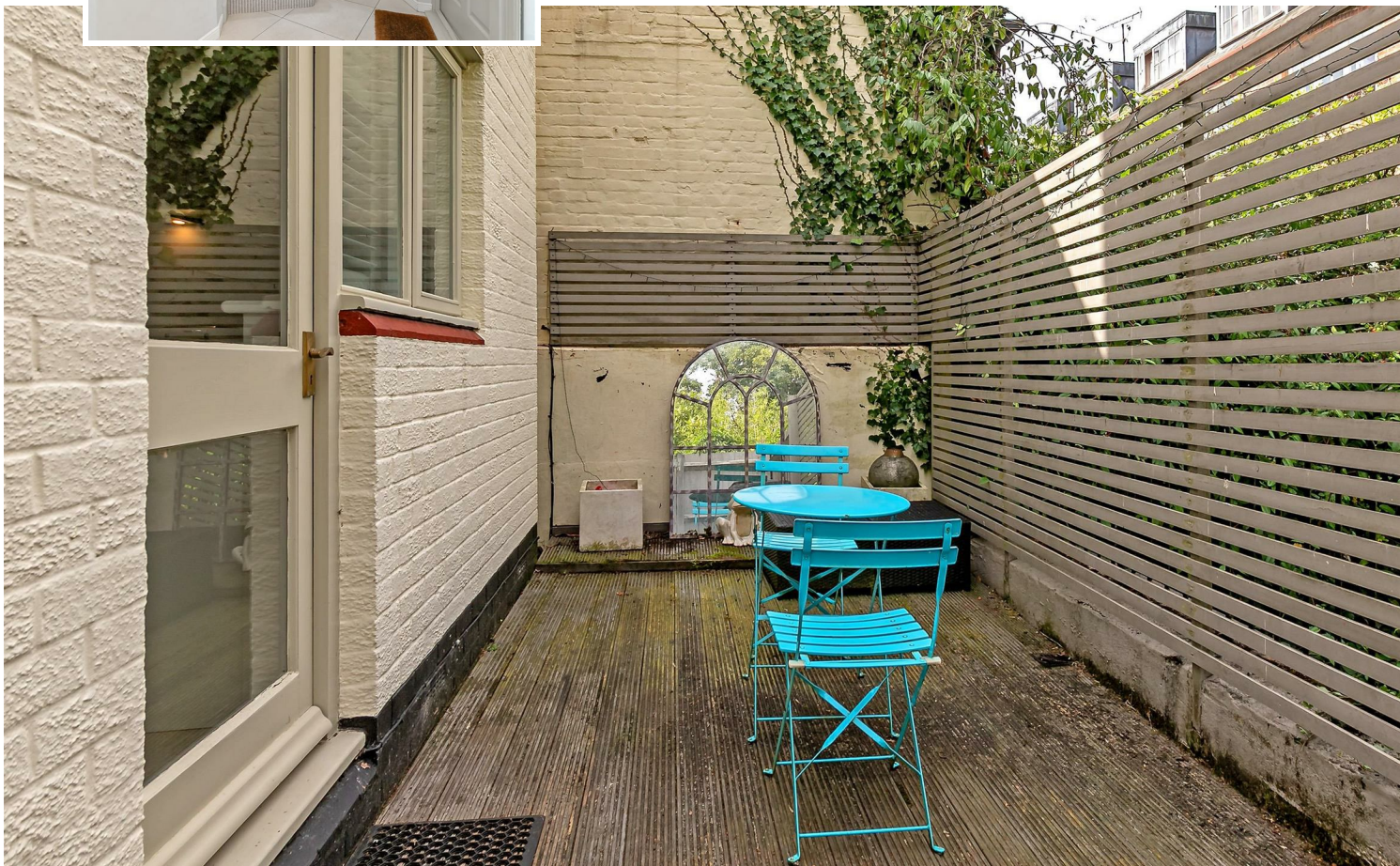
Why Cassidy & Tate

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

- Chain Free
- Detached Dwelling
- Luxury Bathroom
- City Lifestyle
- Gated Parking
- Two Double Bedroom
- Kitchen/Diner
- Court Yard Style Garden

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			
England & Wales		61	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

