

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

Cassidy  
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Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

OAK TREE GARDENS

ST. ALBANS

ALI 3DE

Guide Price £1,450,000



# All The Ingredients Needed For A Fabulous Lifestyle

Oak Tree Gardens is a collection of just ten townhomes located in the heart of the city centre, behind electric gates and within walking distance of many varied amenities. These townhomes are suitable for families or downsizers looking for city living convenience. Constructed in a complementary style around the former landmark Victorian Museum of St Albans, the properties offer contemporary living and entertaining spaces, with 1,866 sq ft of accommodation, spread over three floors. This larger, four-bedroom, version has been recently upgraded by the current owner, to create a bright and serene interior. Underfloor heating is on all levels. A particular feature is the air-conditioned principal bedroom suite with a dressing room on the top floor with its vaulted ceiling and fully glazed gable end, opening onto an outdoor terrace. The ground floor boasts a beautiful state-of-the-art kitchen, with an island, opening onto a private courtyard garden, perfect for al fresco dining. The property has four double bedrooms, two en-suites, a family bathroom, and an elegant drawing room on the top two floors, with an eat-in kitchen, utility room, cloakroom, and study on the entrance level. There is a parking space to the front. St Albans City Station, just a few minutes' walk away, provides fast access to London, with a journey time of as little as 22 minutes to London St Pancras International. The nearby City Centre offers a mix of speciality boutiques, independent retailers, major stores and international brands, a host of local eateries and individual restaurants and a weekly market. The Cathedral and its grounds running down to the renowned Verulamium Park are a short walk away. The balance of an LABC building warranty still applies for further peace of mind.



Total area: approx. 1866.5 sq. feet  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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

- Four Double Bedrooms
- Walk To Station
- Parking Space
- Building Warranty
- Study/Dining Room
- Gated Exclusive Development
- High Specifications Throughout
- Bathroom & Two En-Suites
- Courtyard Garden
- Under Floor Heating

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		
<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) 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		
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