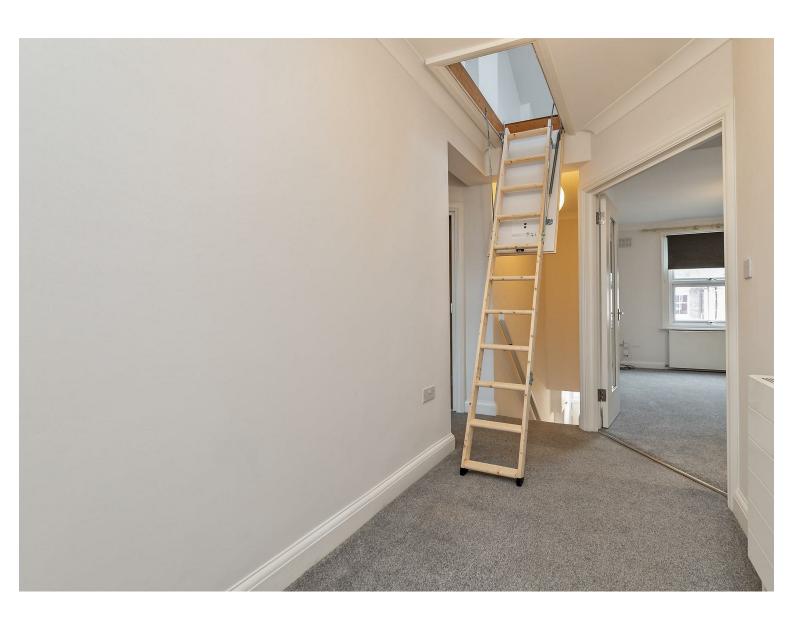
St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
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Wheathampstead Office
39 High Street, Wheathampstead,
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01582 831200
wheathampstead@cassidyandtate.co.uk







Award Winning Agency



CULVER ROAD ST. ALBANS ALI 4EB

www.cassidyandtate.co.uk Guide Price £400,000

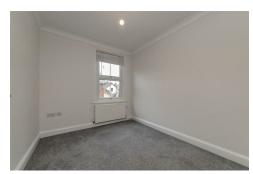


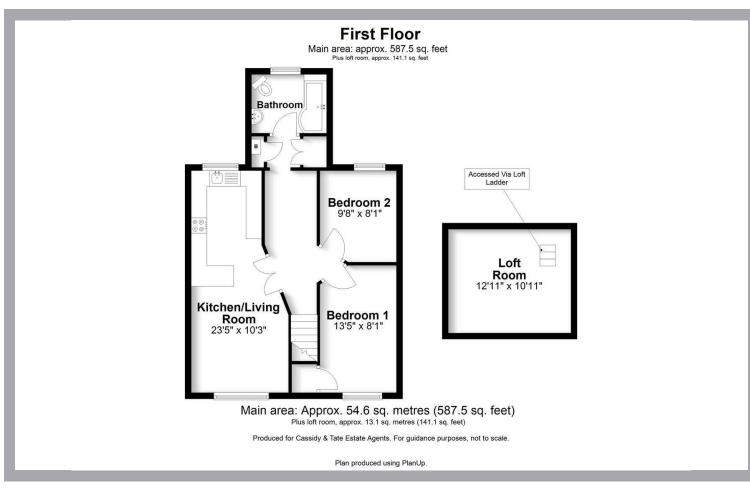
All The Ingredients Needed For A Fabulous Lifestyle

Located within the highly sought after Bernards Heath conservation area is this impressive two-bedroom first floor maisonette which has been redecorated throughout and has the benefit of a modern kitchen and bathroom. The property offers its own entrance to the front with stairs leading to the entrance hall, large open plan kitchen/living room with windows to front and rear providing a light and open space, separate area for washing machine and dryer, two bedrooms and a modern four piece bathroom. Further benefits include double glazing and gas central heating. There is also the added benefit of a spacious loft room. Externally the property is complemented by one allocated off-street parking space and is located approximately 0.8 miles to the mainline station and just 0.4 miles to the High Street. The maisonette is being sold chain free, has a share of freehold with the maisonette below, with no service charge or ground rent. The maisonette is being sold with no chain above.









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.







Specialists in Bespoke Properties

- Share Of Freehold
- Two Bedroom Maisonette
- Good Condition
- EPC Band 'C'
- Energy Efficiency Rating

 Very energy efficient lower running costs

 (92 plus) A

 (81-91) B

 (69-80) C

 (55-68) D

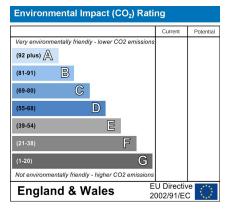
 (39-54) E

 (21-38) F

 (1-20) G

 Not energy efficient higher running costs

 England & Wales
- Open Plan Kitchen/Living Room
- Useful Loft Room
- Parking Space
- Council Tax Band 'C'



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