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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

HOLWELL COURT  
HATFIELD  
AL9 5RL

Guide Price £250,000

EPC Rating: E Council Tax Band: C





Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

Located on the outskirts of the popular village of Essendon is this first floor, one double bedroom apartment positioned within part of this striking Grade II listed country mansion which is surrounded by superb far reaching views over the lawned gardens and countryside beyond. The apartment comprises of a grand communal entrance hallway with galleried landing and stairs leading to all floors, entrance hall into the apartment leads to the bedroom, open lounge/kitchen and bathroom. Holwell Court is approached via a long tree-lined gravelled driveway and is set behind imposing gate pillars. A large front door with portico greets you and leads you into the grandeur of the communal hallway to the mansion. The mansion sits upon approximately 2 acres of stunning, well tended grounds. Holwell Court residents get to enjoy manicured lawns, a hidden sunken garden, formal lawns and a private loggia. Further features include a sheltered lawned area suitable for laundry drying, and an enclosed area for residents' parking. Although Holwell Court enjoys a rural environment it is conveniently located close to the towns of Welwyn Garden City, Hatfield & Hertford who both provide mainline rail stations, linking them to London Kings Cross, plus a variety of shopping and leisure amenities. For the car commuter, there is easy access to both the A1 (M) and the A10. Luton & Stansted Airports are also within easy reach. Chain free.



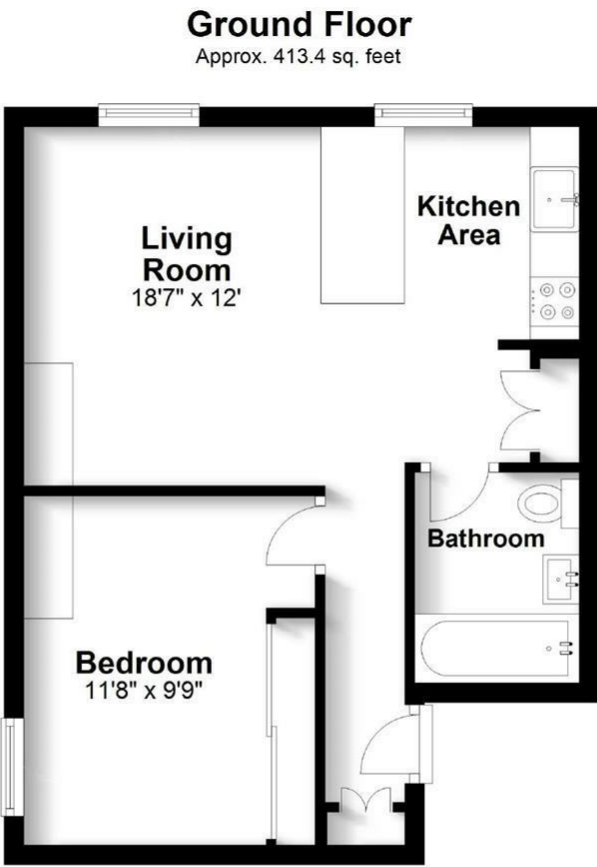
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**Total area: approx. 413.4 sq. feet**

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. 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.



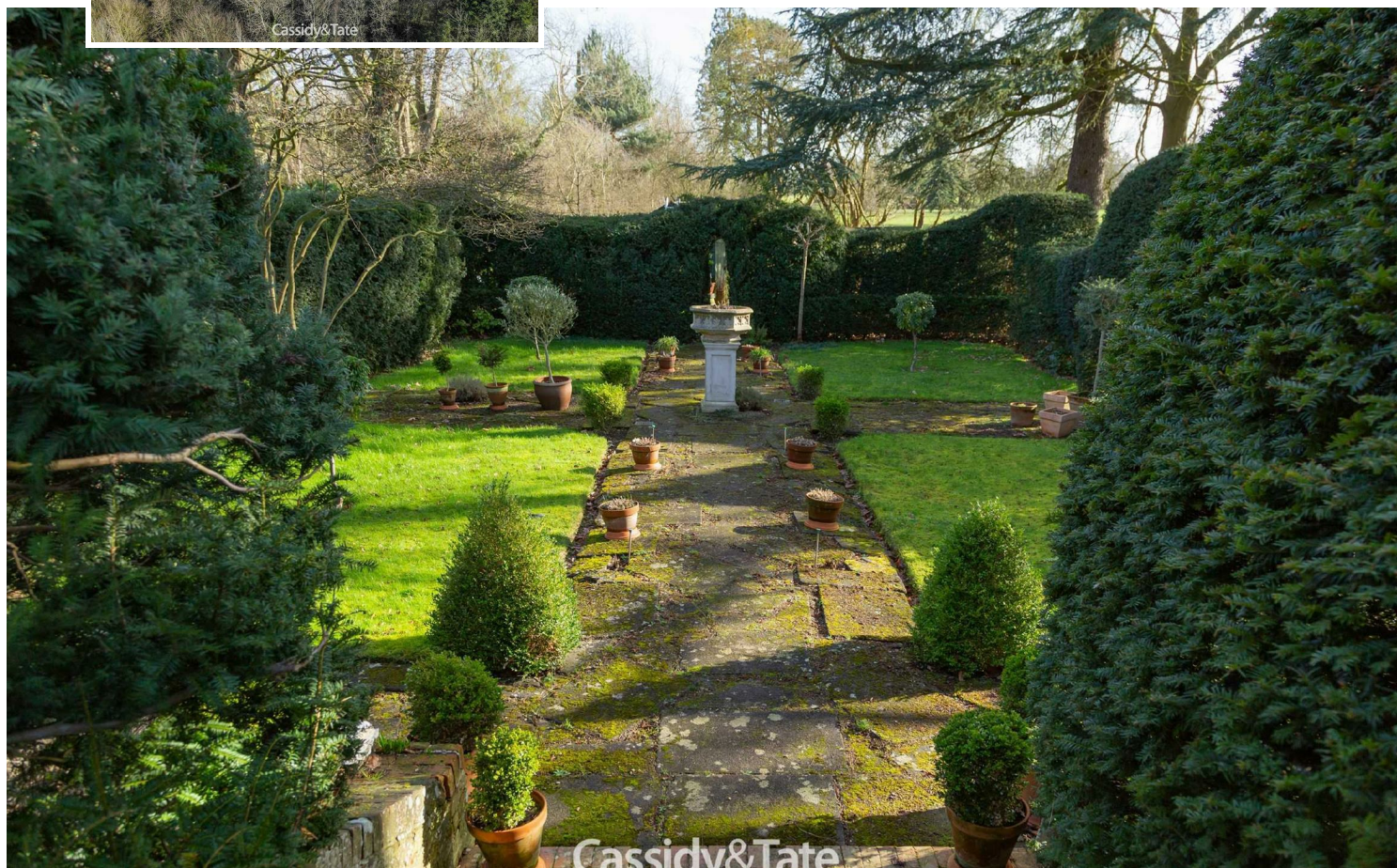
# Perfect Fusion of Location And Way of Living



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## 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



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## Specialists in Bespoke Properties

- Rural Setting
- First Floor Apartment
- Modern Bathroom
- Share of Freehold
- Former Manor House
- One Double Bedroom
- Allocated Parking
- Chain free

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	EU Directive 2002/91/EC	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		
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