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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

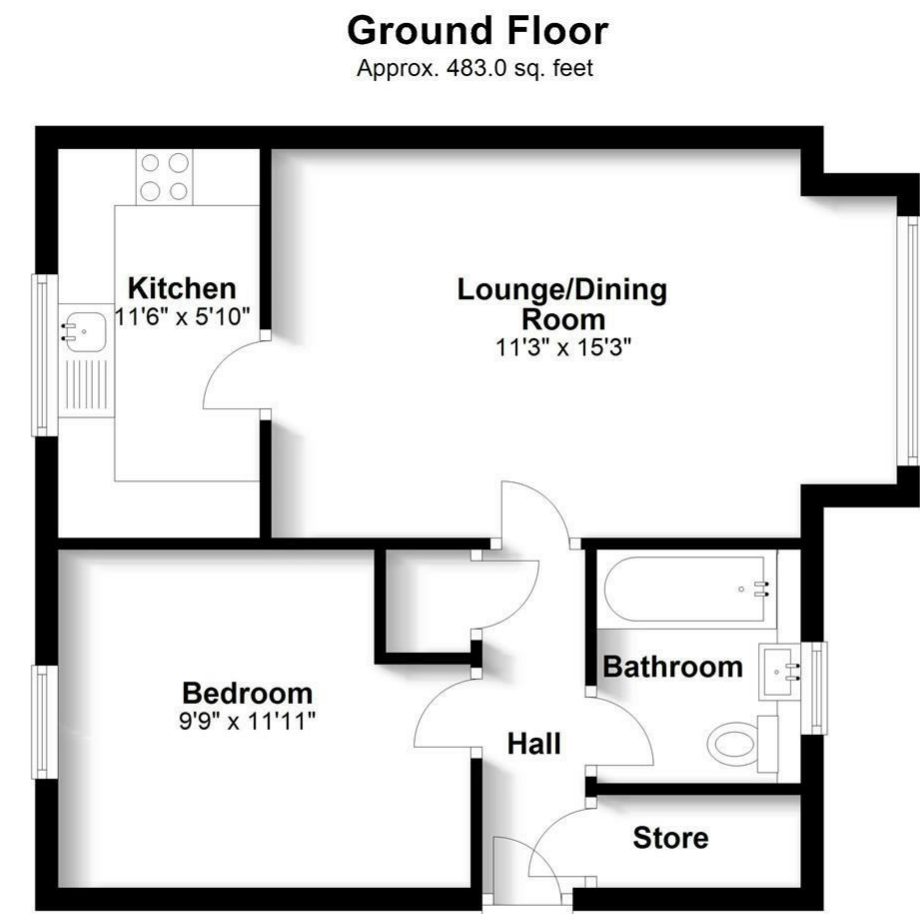
MILLERS RISE
ST. ALBANS
ALI IQW

Asking Price £285,000



All The Ingredients Needed For A Fabulous Lifestyle

A well-presented ground floor, one bedroom apartment situated in the desirable development of Millers Rise, a sought after and well managed St Albans location. This purpose-built apartment offers the perfect blend of comfort and convenience, making it an ideal choice for professionals, first-time buyers, investors or those wishing to downsize. Entering via a communal entrance, the accommodation includes an entrance hallway with entry phone system, a well-proportioned main reception room with bay window, fully fitted modern kitchen, light and spacious double bedroom and modern fitted 4-piece bathroom. There are also two additional store rooms. The property benefits from uPVC double glazed windows throughout and gas central heating. The main standout feature of this property is its prime location, yet relaxed and quiet cul-de-sac setting. Situated within walking distance of both local train stations enables an easy commute to both London and other nearby areas. Additionally, the vibrant city centre of St. Albans is only a short stroll away, where you can enjoy a variety of shops, restaurants and cultural attractions. The apartment comes with allocated parking located close to the main property entrance, ensuring you have a secure space for your vehicle off road. Furthermore, with the absence of a chain ensures you can move in without delay, making this apartment a very appealing option. Call now to view.



Total area: approx. 483.0 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

- Modern Apartment
- One Bedroom
- No Upper Chain
- Allocated Parking
- Central Location
- EPC Rating C
- Council Tax C
- Communal 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	EU Directive 2002/91/EC	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		
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Not environmentally friendly - higher CO ₂ emissions		
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