

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  
& Tate  
Your Local Experts



Award Winning Agency



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

CENTAURUS SQUARE

ST. ALBANS

AL2 2FH

Offers In Excess Of £300,000

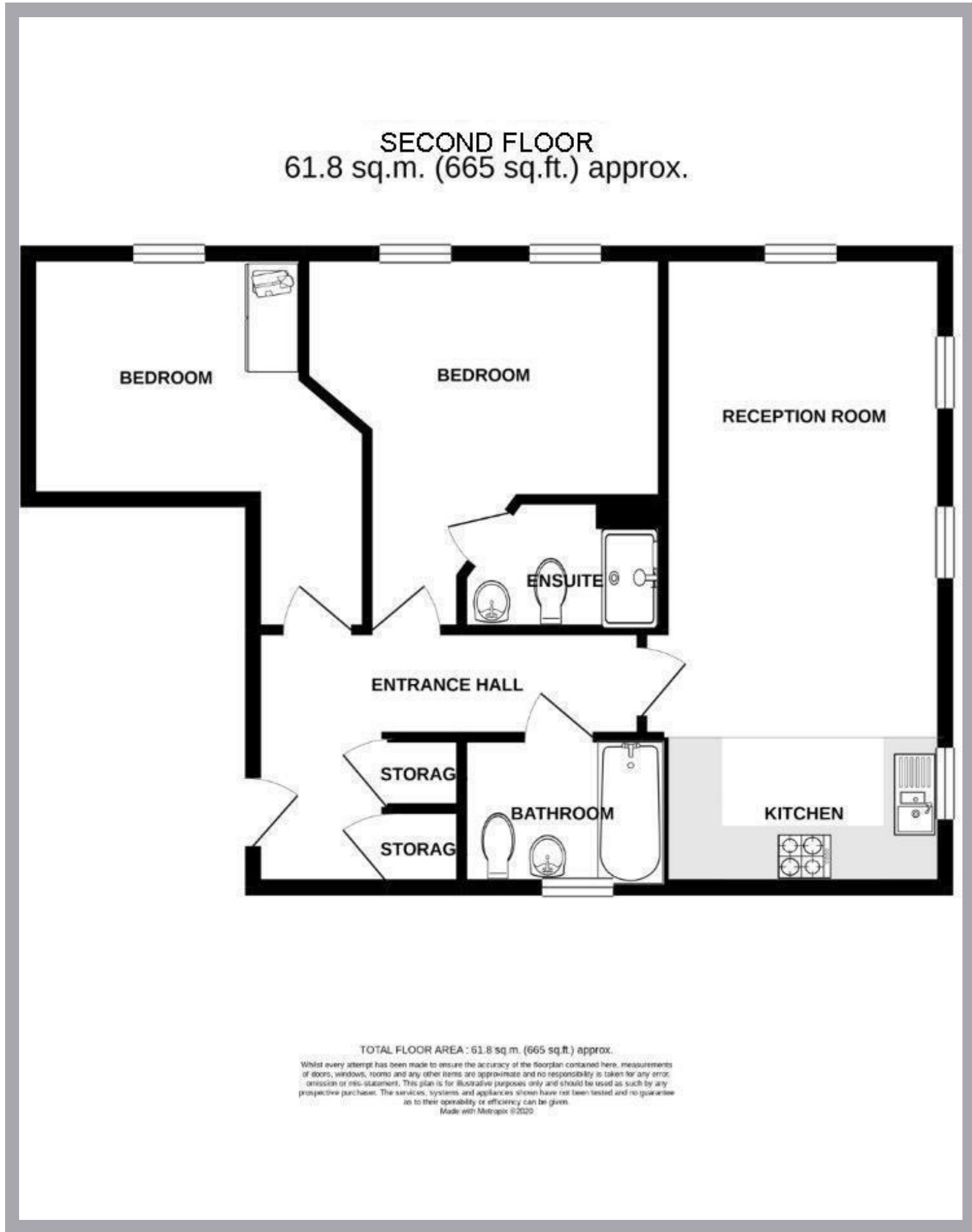
EPC Rating: C Council Tax Band:





## All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable Centaurus Square within Curo Park, Frogmore, St. Albans, this splendid top-floor apartment offers a perfect blend of comfort and modern living. With two generously sized double bedrooms, including a well-appointed en-suite, this property is ideal for both professionals and families seeking a tranquil yet convenient lifestyle. The spacious reception room provides an inviting atmosphere, perfect for relaxation or entertaining guests. Natural light floods the apartment, enhancing the sense of space and warmth throughout. The well-designed layout ensures that every corner of the home is utilised effectively, making it a delightful place to reside. In addition to the impressive living space, this apartment boasts two bathrooms, catering to the needs of its occupants with ease and convenience. The inclusion of two dedicated parking spaces is a rare find in such a sought-after location, offering added value and practicality. Curo Park is known for its serene environment, while still being within easy reach of local amenities and transport links. This property presents an excellent opportunity for those looking to invest in a modern, spacious apartment in a vibrant community. Do not miss the chance to make this exceptional residence your new home.





# 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

- Two Double Bedrooms
- Top Floor Apartment
- Kitchen/Living/Dining
- Security Entry Phone
- En-Suite
- Two Parking Spaces
- Spacious Hallway
- Close To Local Shops

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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



