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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

OLD LONDON ROAD
ST. ALBANS
AL1 1QU

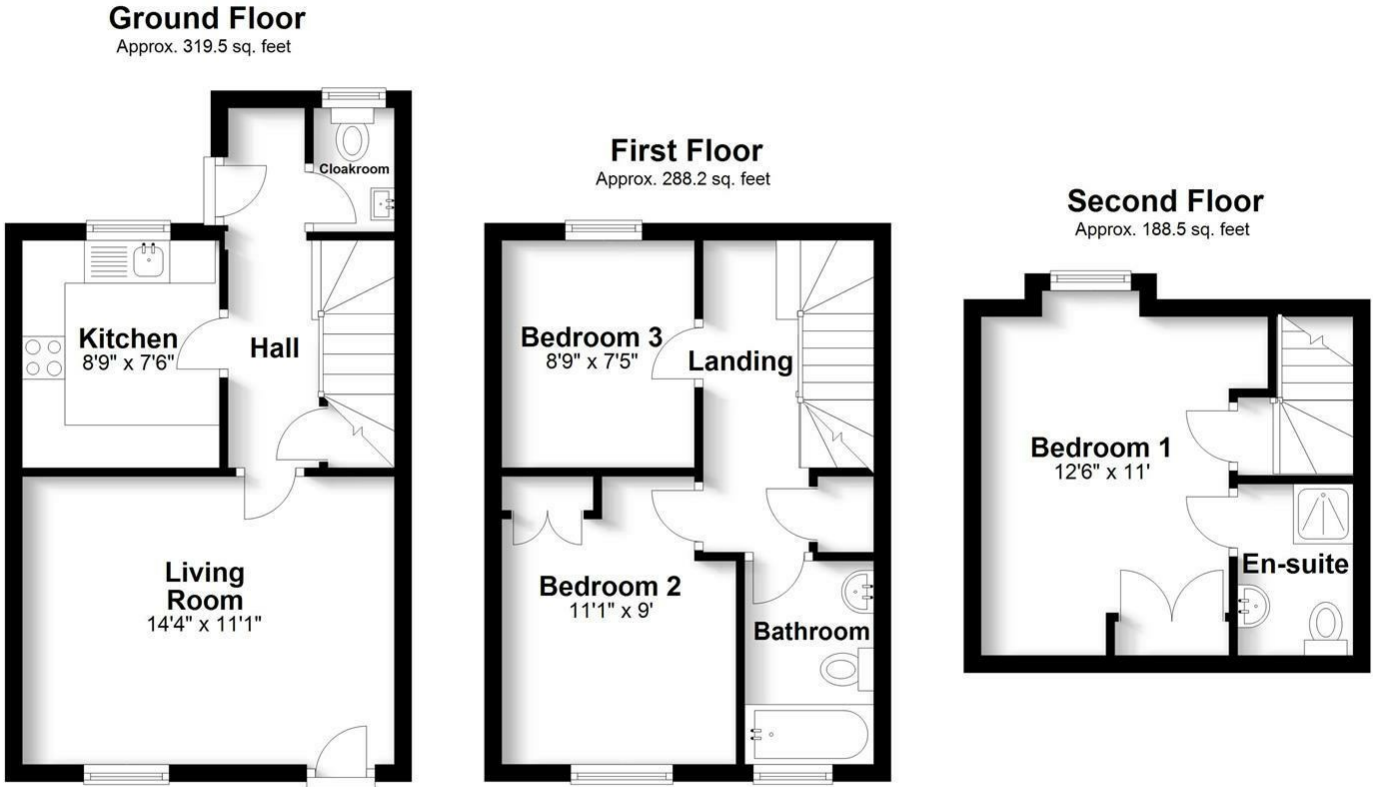
£2,500 Per Month

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented character home arranged over three floors. On the ground floor is a bright and spacious living room with wood flooring a fitted kitchen with breakfast bar, w/c and access to the rear courtyard garden. The first floor has two good sized bedrooms, one with fitted wardrobes, and family bathroom. The top floor is the main bedroom that's complimented with an en suite shower room. To the rear of the property is the private Courtyard Garden, that has gated access to the two allocated off street parking spaces. Old London Road is situated just a short distance from both St Albans City Thameslink Station, and the city centre with it extensive amenities.



Total area: approx. 796.3 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

- Three storey family home
- Bright living room
- Family bathroom on the first floor
- Private Courtyard garden
- Holding fee based on the asking price £611.53
- Kitchen breakfast room
- Three good sized bedrooms
- Main bedroom with en suite
- Two allocated parking spaces
- 5 weeks deposit based on the asking price £3057.69

Free Online Valuation



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			

