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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HOPKINS CRESCENT
SANDRIDGE
AL4 9DB

£950 Per Month

EPC Rating: C Council Tax Band: A

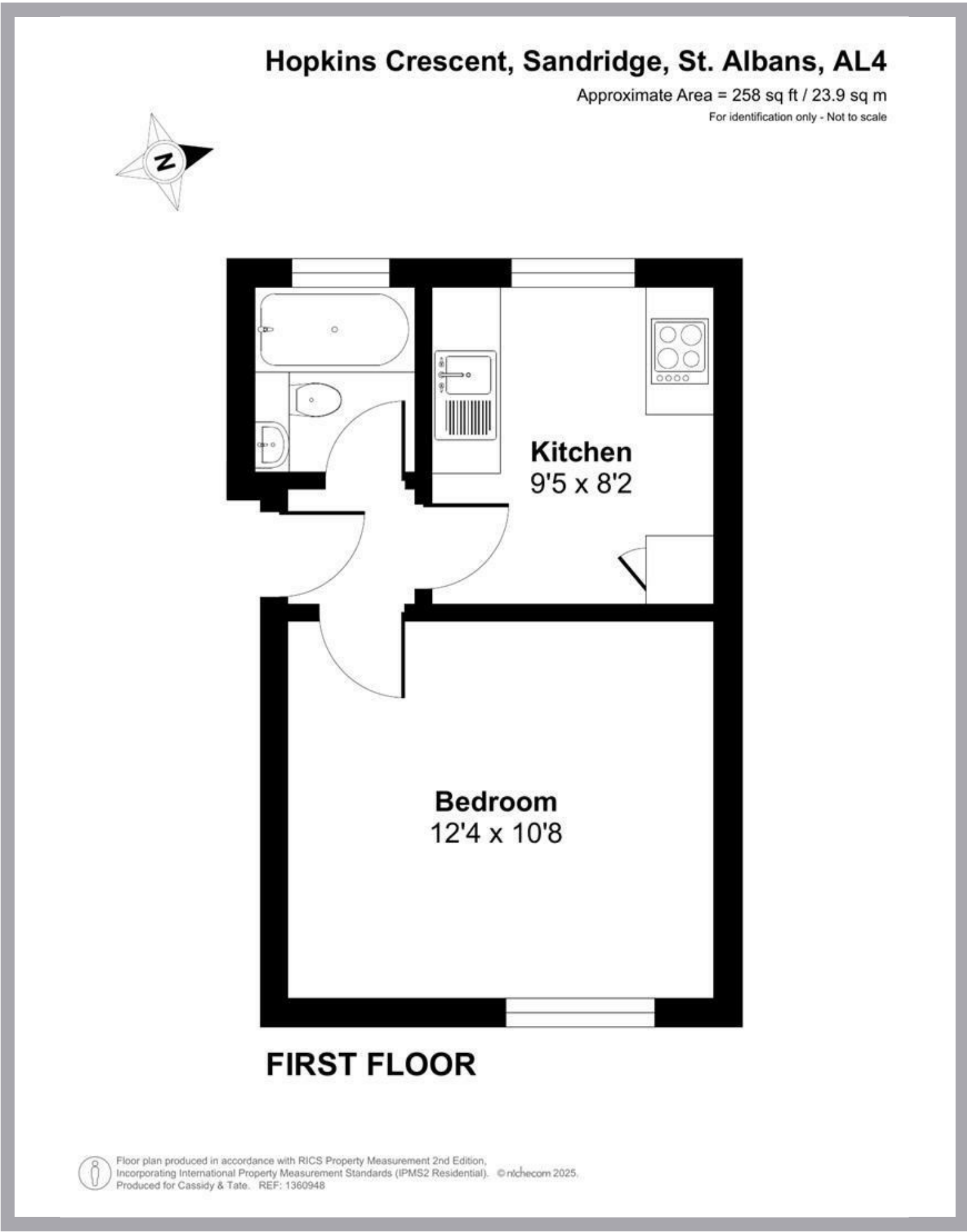


All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming village of Sandridge, this brand new studio apartment presents a delightful opportunity for those seeking a quaint yet functional home.

This well appointed first floor apartment boasts a brand new fully fitted kitchen, three piece bathroom suite, and a bright and airy living/bedroom. Its compact size does not compromise on comfort, as it provides a practical layout that maximises every inch of space. The surrounding area is known for its friendly community and picturesque surroundings, making it an excellent choice for those who appreciate a tranquil lifestyle.

Sandridge is well-connected, ensuring that residents have easy access to local amenities, and great transport links. Whether you are looking to enjoy leisurely walks in nearby Heartwood Forest or explore the vibrant local city centre, this location has much to offer.



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

- Brand New Conversion
- New Fully Fitted Kitchen
- Communal Gardens
- Five weeks deposit based on the asking price £1096
- Living/Bedroom
- New Three Piece Bathroom Suite
- Village Location
- One weeks holding fee based on the asking price £219

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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	



