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Cassidy
& Tate
Your Local Experts



Award Winning Agency

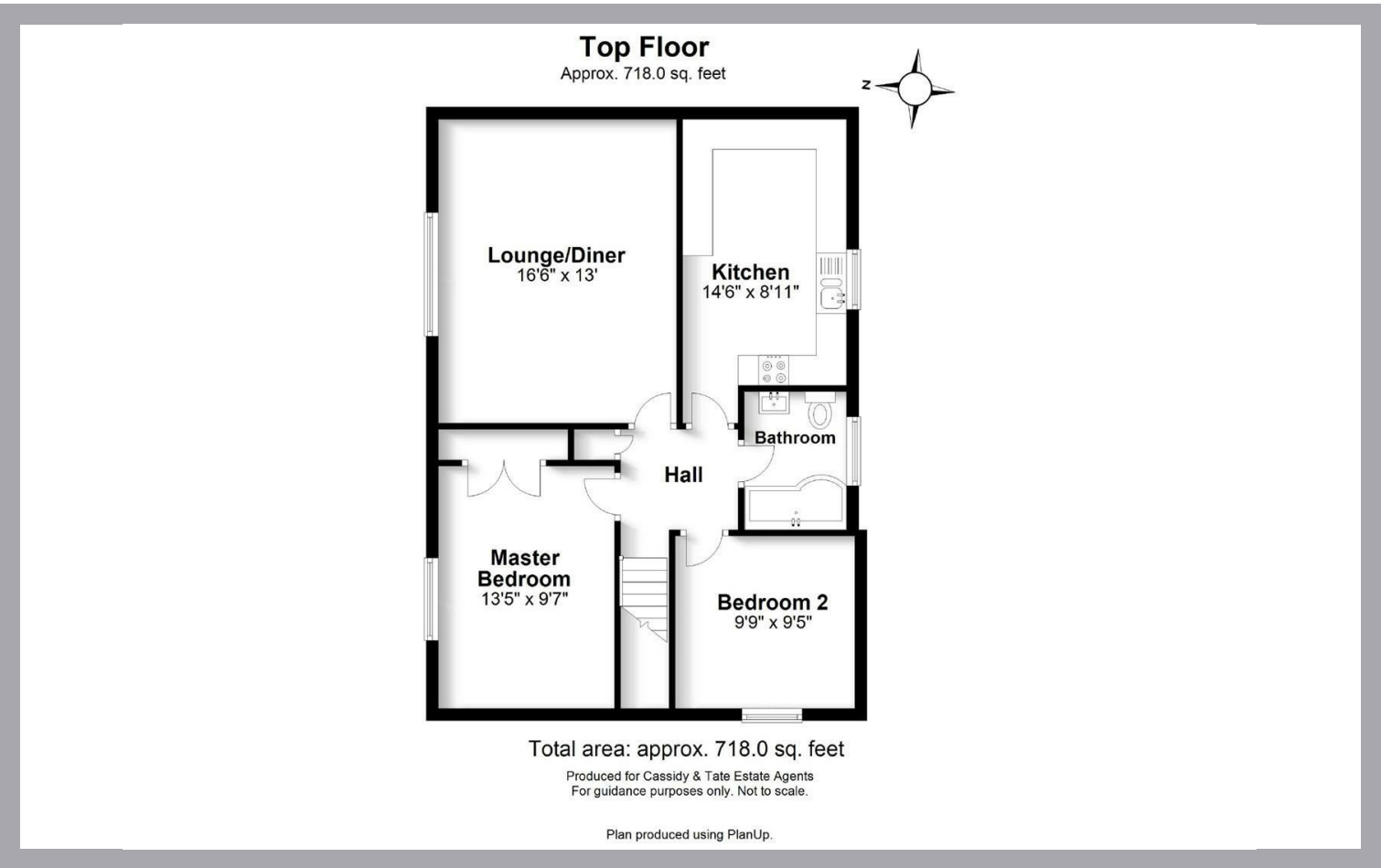


www.cassidyandtate.co.uk

HATFIELD ROAD
ST ALBANS
AL4 0SW

£1,625 PCM

EPC Rating: C Council Tax Band: C



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.

All The Ingredients Needed For A Fabulous Lifestyle

Positioned overlooking attractive communal gardens is this stunning and spacious, two double bedroom, first floor maisonette. Enjoying bright and versatile living accommodation comprising of a 16 ft lounge and a sleek modern fitted kitchen/breakfast room complete with integrated appliances. The property is further enhanced by two double bedrooms, a stunning white bathroom suite, parking, and attractive well maintained communal grounds for the exclusive use of residents only. Ryecroft Court is situated to the East of St Albans with bus routes giving easy access to St Albans City Centre, the mainline railway station, and good local schools. Also, Alban Way which is located close by, is a trail for cyclists and walkers providing a safe, traffic-free route for leisure and commuting including access to St Alban's city station. Please note; No Pets.



Specialists in Bespoke Properties

- Lovely First Floor Maisonette
- 16ft Lounge/ Diner
- Allocated Parking
- Integrated Appliances
- Five weeks deposit based on the asking price £1875
- Two Double Bedrooms
- Kitchen / Breakfast Room
- Communal Gardens
- One weeks holding fee based on the asking price £375



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

