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Cassidy
& Tate
Your Local Experts



Award Winning Agency

HANSELL GARDENS

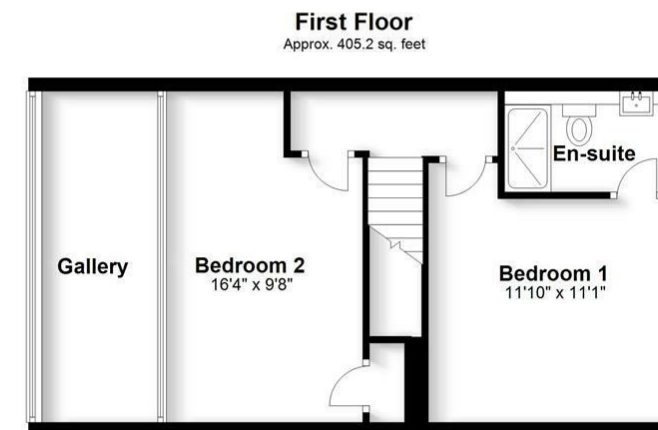
ST. ALBANS

AL1 5GF



All The Ingredients Needed For A Fabulous Lifestyle

Hansell Gardens is a converted 2 bedroom luxury property amongst a consortium of new luxury developments in fleetville within the immediate area of shopping amenities and highly regarded schooling. Previously the Nicholson & Co garment factory dating back to beginning of the 20th Century, a piece of St Albans iconography, the internal property is on the very forefront of what it is to be modern and stylish with no detail left unobserved yet still retains its original ornate, early 20th century-wealth, exterior design. As you go into the complex you will find sleek and secure storage for bikes, then further still into the house itself you are greeted by an open, well-lit and sophisticated layout consisting of a feature open plan kitchen/living/dining area with a vaulted ceiling and Velux windows. There are two double bedrooms with an en-suite to master and a luxury bathroom. Outside, there is a secure allocated parking space. The building design retains its decorative Dutch gables and elaborate terracotta detailing. In addition two courtyards have been incorporated as spacious communal areas into the design with glass roofs filling them with light. The courtyards feature the original trusses and the north-lights of the listed building.



Total area: approx. 869.8 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.
Gallery not included in sq. footage.

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

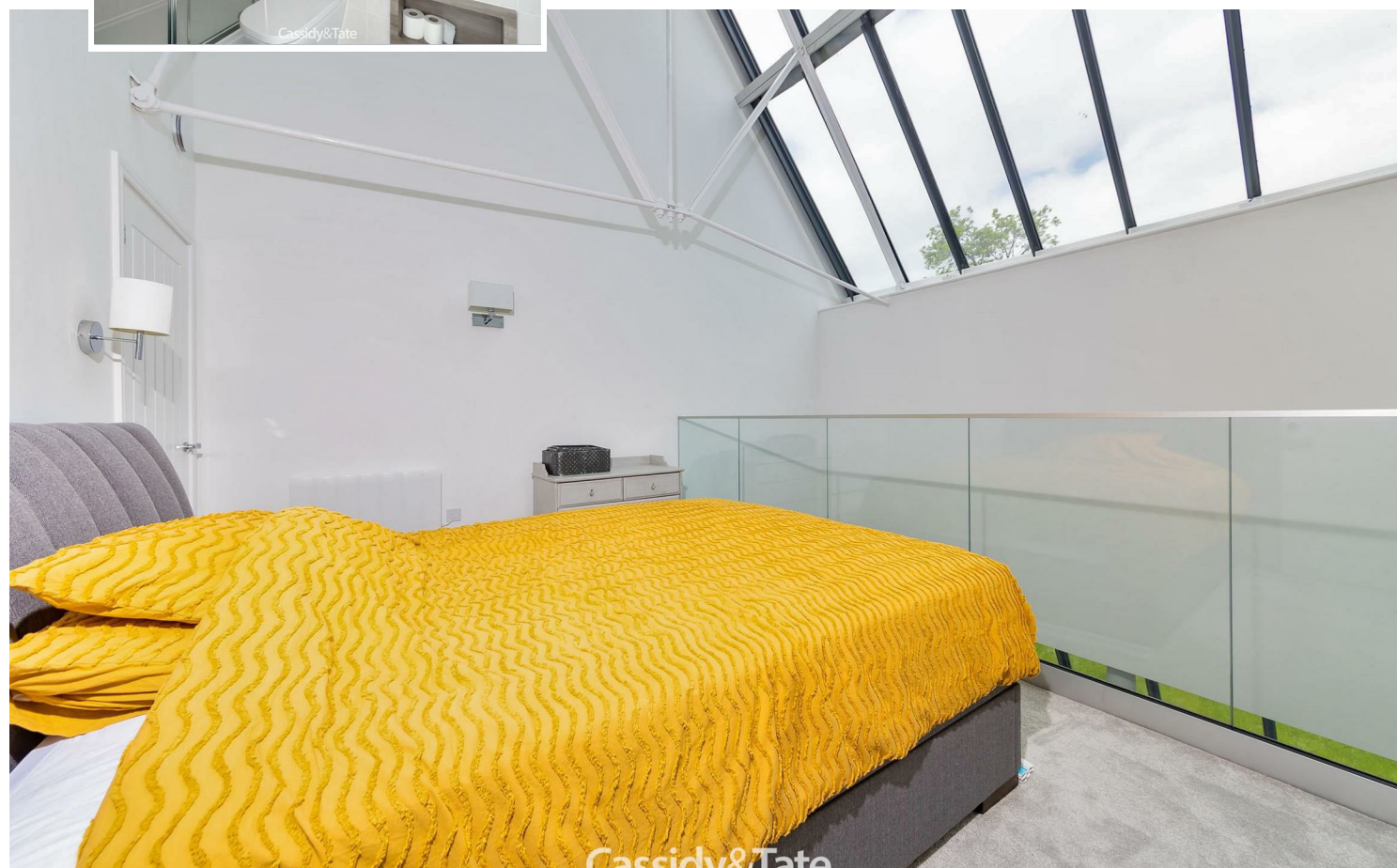
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Sleek & Sophisticated
- Ultra Modern Design
- Two Double Bedrooms
- Open Plan Accommodation
- Private Parking
- Walking To Station
- En suite & Bathroom
- Council Tax D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(1-20) G			
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