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Cassidy
&Tate
Your Local Experts



Award Winning Agency

CAPE ROAD
ST. ALBANS
AL1 5DJ



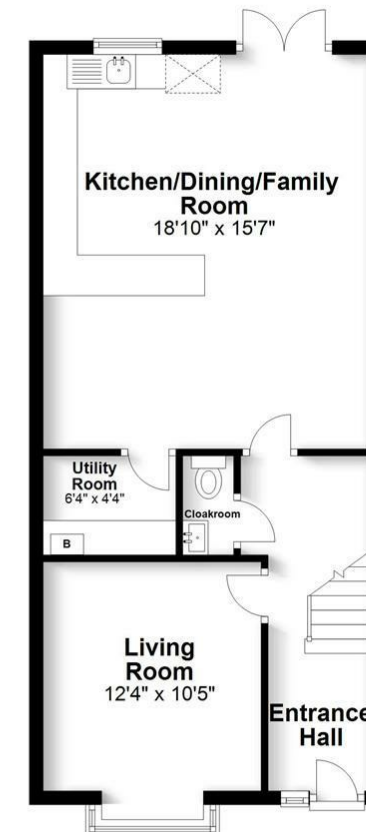
Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

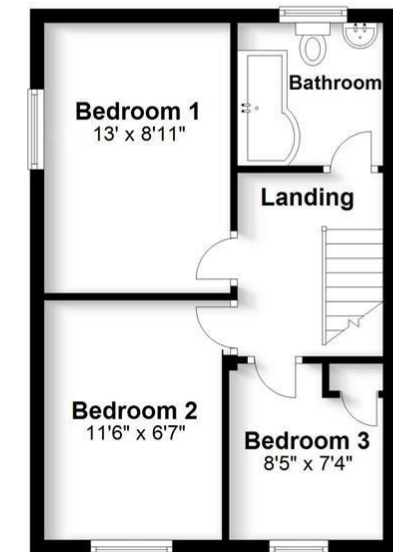
A beautifully presented, three bedroom family home situated in a popular area of St. Albans. Cape Road is perfectly situated approximately 1 mile from the mainline railway station, linking St. Albans to London, St Pancras in just under 30 minutes, and a short walk from the excellent shops and services in Fleetville which include highly regarded Fleetville Infant & Junior Schools, a Morrisons supermarket, a Post Office, hairdressers & barbers to name but a few. The property is arranged over two floors with a layout designed for families. On the ground floor is an entrance hall, living room, cloakroom, superb open plan kitchen/dining/living room and a utility room. Upstairs are three good sized bedrooms and the family bathroom. Outside is a low maintenance rear garden which is mainly laid to lawn with patio area.



Ground Floor
Approx. 548.2 sq. feet



First Floor
Approx. 401.2 sq. feet



Total area: approx. 949.4 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. 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

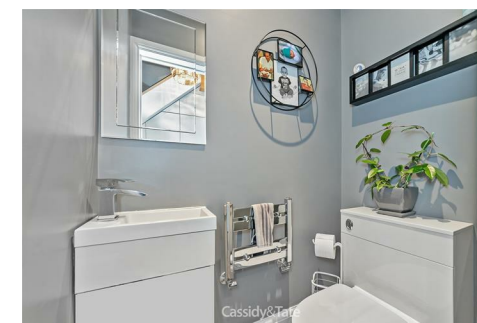
Why Cassidy & Tate

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 Bedrooms
- Living Room
- Off Street Parking
- Council Tax Band: D
- Holding fee based on the asking price £519.23
- Open Plan Kitchen/Diner/Family Room
- Family Bathroom
- Unfurnished
- Energy Performance Rating: D
- 5 Weeks deposit based on the asking price £2596.15

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

