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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

GRANGE STREET  
ST. ALBANS  
AL3 5NA





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 within the heart of St Albans and set amongst similar period properties is this charming two bedroom mid terrace cottage where modern day features fuse beautifully with period appeal. Well balanced living spaces are complemented by an interior that reflects style with additional character features that include tiled flooring and sash style windows. The property features a lounge, fitted kitchen/diner, two bedrooms, utility room, and a bathroom. Further benefits include gas central heating, and a pretty rear garden. Grange Street is a sought after road, popular with a variety of people. For the professional, the property is located within walking distance of St Albans City centre, where extensive shopping and leisure facilities can be found. For the commuter, St Albans City Thameslink, linking St Albans to London, St Pancras International remains a short distance. For the family, it is the perfect location for the catchment area of excellent local schools.



## Specialists in Bespoke Properties

- Period Style Cottage
- Two Double Bedrooms
- Kitchen/Diner
- Walking Distance to St Albans City Thameslink station
- 5 weeks deposit based on the asking price £2019.23
- Modern Interior
- Utility Room
- Walking Distance to City Centre
- Holding fee based on the asking price £403.85



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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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