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&Tate
Your Local Experts



Award Winning Agency



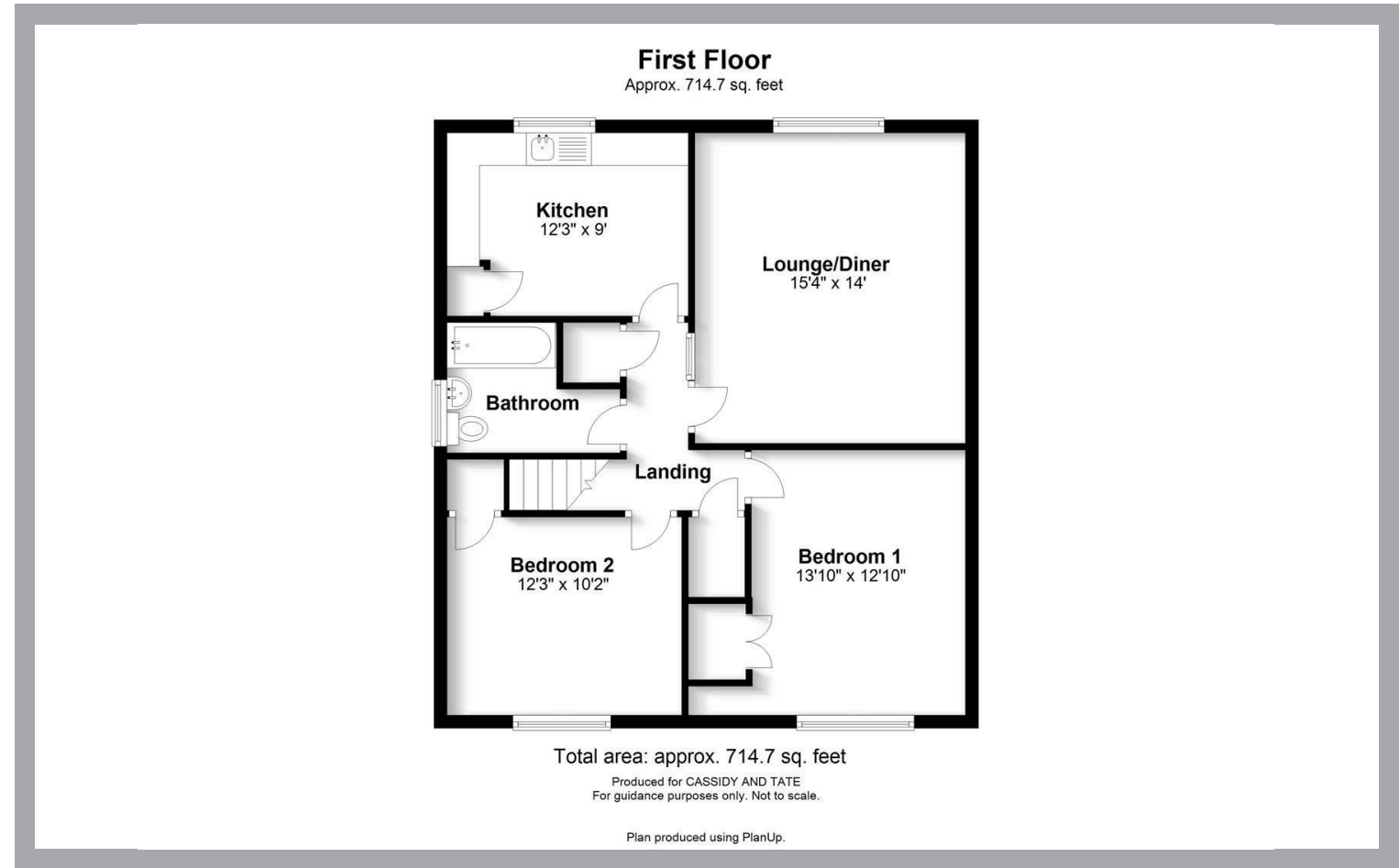
www.cassidyandtate.co.uk

BRIAR ROAD
ST. ALBANS
AL4 9TL

£1,700 PCM



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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

This spacious two double bedroom first floor maisonette situated in the heart of Marshalswick. Offering great room dimensions throughout, the property features a well proportioned lounge/dining room, a well appointed kitchen/breakfast room, two double bedrooms and a bathroom. The property further benefits from double glazing, garage en-bloc and has the added benefit of a front garden. Briar Road is a prime location, situated within walking distance of the Quadrant parade, with its varied shopping facilities and eateries and is very well placed for highly regarded local schools. St Albans city centre with its extensive shopping and leisure facilities and the mainline railway station remain only a short car or bus ride away.



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Specialists in Bespoke Properties

- Two Double Bedrooms
- Kitchen/Breakfast Room
- Front Garden
- Unfurnished
- 5 weeks deposit based on the asking price £1961.54
- Large Living Room
- Bathroom
- Garage En-Bloc
- One weeks holding fee based on the asking price £39231

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		
	50	74
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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