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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

RYECROFT COURT, HATFIELD ROAD  
ST. ALBANS  
AL4 0SW

Price Guide £385,000

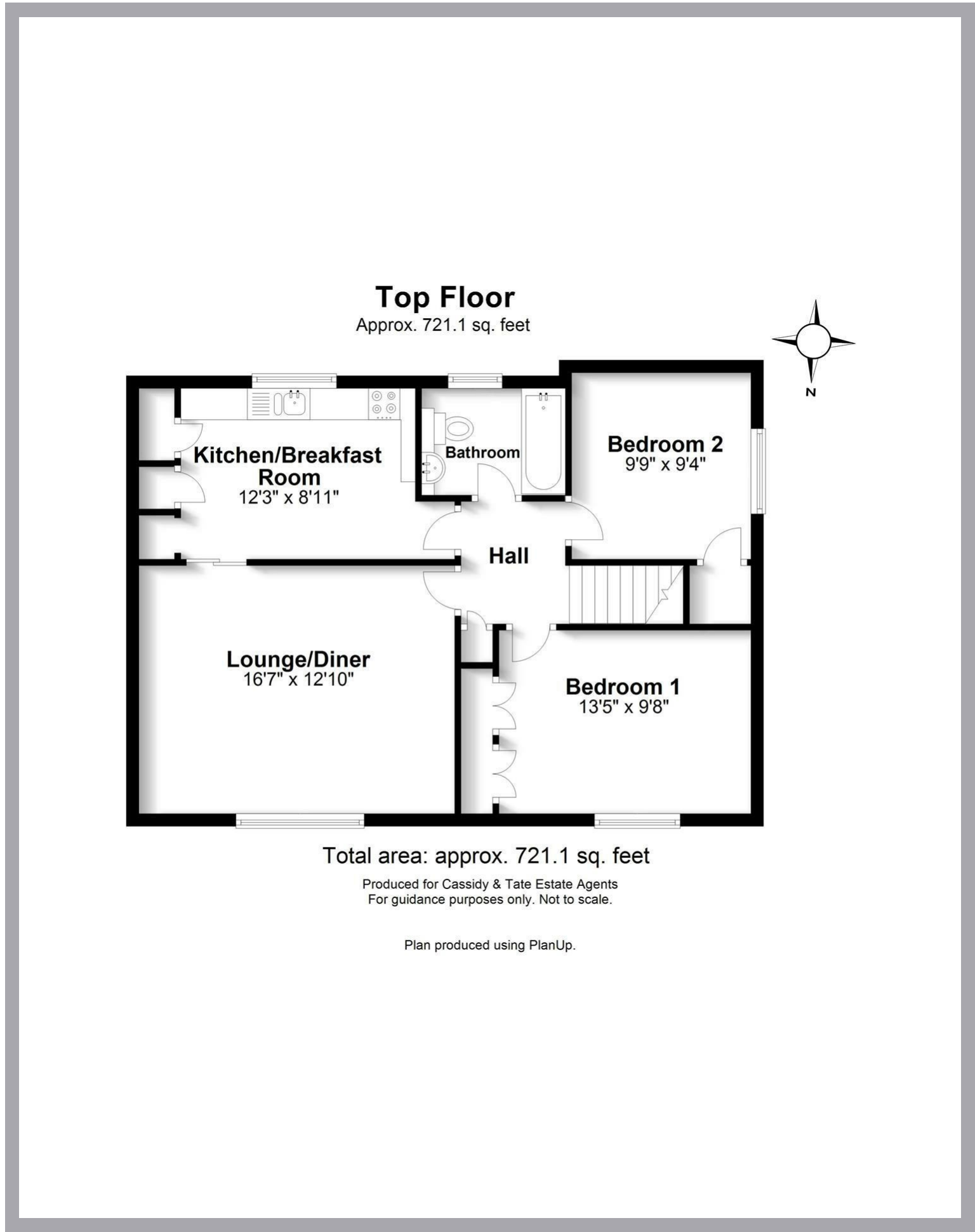
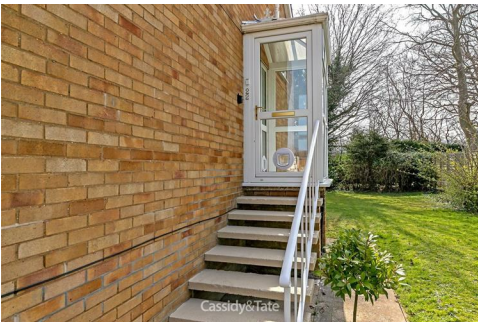
EPC Rating: C Council Tax Band: C





# All The Ingredients Needed For A Fabulous Lifestyle

Positioned overlooking attractive open gardens is this stunning and spacious, two double bedroom, first floor chain free share of freehold maisonette. A refurbished property to a beautiful standard throughout, and enjoys bright and versatile living accommodation comprising of a 16ft lounge and a sleek modern fitted kitchen/breakfast room complete with integrated appliances. The property is further enhanced by two double bedrooms, a white bathroom suite, allocated parking, garage and attractive well maintained communal grounds for 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 Albans city station.



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

- Share of Freehold
- 16ft Lounge/ Diner
- Allocated Parking
- Garage en-Bloc
- Two Double Bedrooms
- Kitchen / Breakfast Room
- Communal Gardens
- Chain Free

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		
England & Wales	EU Directive 2002/91/EC	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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



