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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

HATFIELD ROAD  
ST. ALBANS  
AL1 4JS

£1,200 Per Month

EPC Rating: D Council Tax Band: B





# All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented one-bedroom first-floor flat located on the ever-popular Hatfield Road in St Albans. This recently refurbished property offers contemporary living with a high-quality finish throughout.

The flat features a modern kitchen complete with gloss units, wood-effect worktops, integrated oven and gas hob, and a stylish green tile splashback. The spacious double bedroom and bright living room are neutrally decorated and benefit from ample natural light.

The bathroom is finished to a high standard, featuring a full-size bathtub with overhead shower, pedestal basin, and WC.

Situated just a short walk from St Albans City Station, the property is ideal for commuters and offers easy access to local shops, cafés, Clarence Park and the city centre.





# 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

- Recently refurbished throughout
- Available immediately
- Unfurnished
- Holding Deposit £276.92
- EPC D
- Close to St Albans City Station
- White goods not included
- Walking distance to local shops, parks and amenities
- 5 Weeks Deposit £1,384.61
- Council Tax B

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	64	72
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	1	1
EU Directive 2002/91/EC		



