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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SOPWELL LANE

ST. ALBANS

ALI IRW

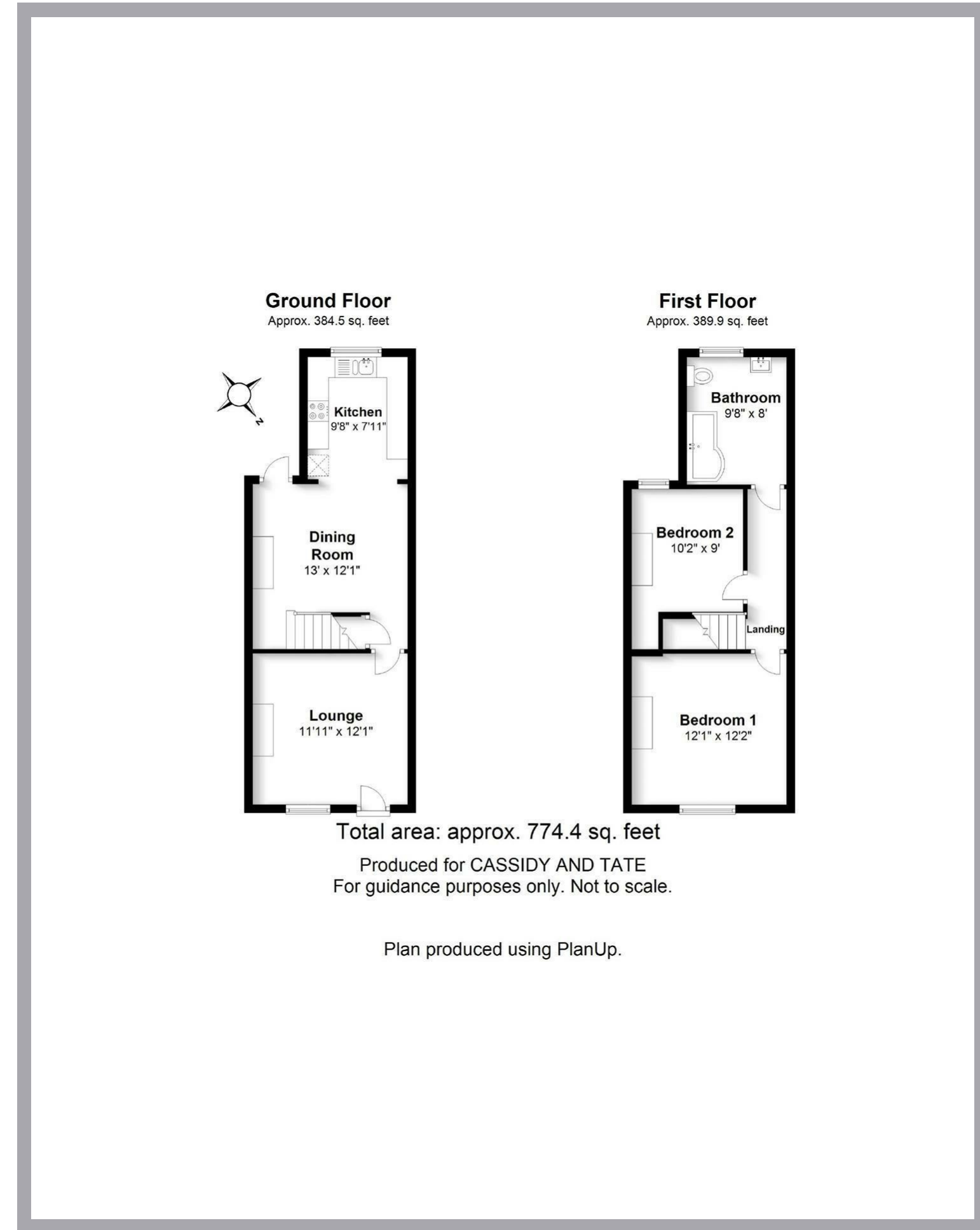
£2,000 PCM

EPC Rating: D Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A character two bedroom terraced period property situated in a highly sought after conservation area of St. Albans. Re-furbished to a good standard throughout the property boasts deceptively spacious living accommodation where character features such as sash style windows meet with modern day conveniences. On the ground floor is a well proportioned lounge with door through to the dining room which is open to a kitchen fitted with modern white units and contrasting work tops. Door from the dining area leads to the side of the property and to the low maintenance courtyard rear garden. Upstairs are two double bedrooms and a stylish family sized bathroom. Parking for the property is available by obtaining the necessary permits. Sopwell Lane is located just off Holywell Hill, close to the beautiful open spaces of Verulamium, and the excellent amenities of the city centre itself. The Abbey Flyer which connects St.Albans to Watford junction and in turn leads to Euston, London is a stroll away. Available immediately.



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



Cassidy&Tate

Specialists in Bespoke Properties

- Available Immediately
- Unfurnished
- Garden
- 5 Weeks Deposit £2,307.69
- City Centre Location
- Walk to St Albans City Station
- Two double bedrooms
- Holding Deposit £461.53

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		
62		85
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

