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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

LONDON COLNEY

ST. ALBANS

AL2 1BU

£4,000 Per Month

EPC Rating: F Council Tax Band: G

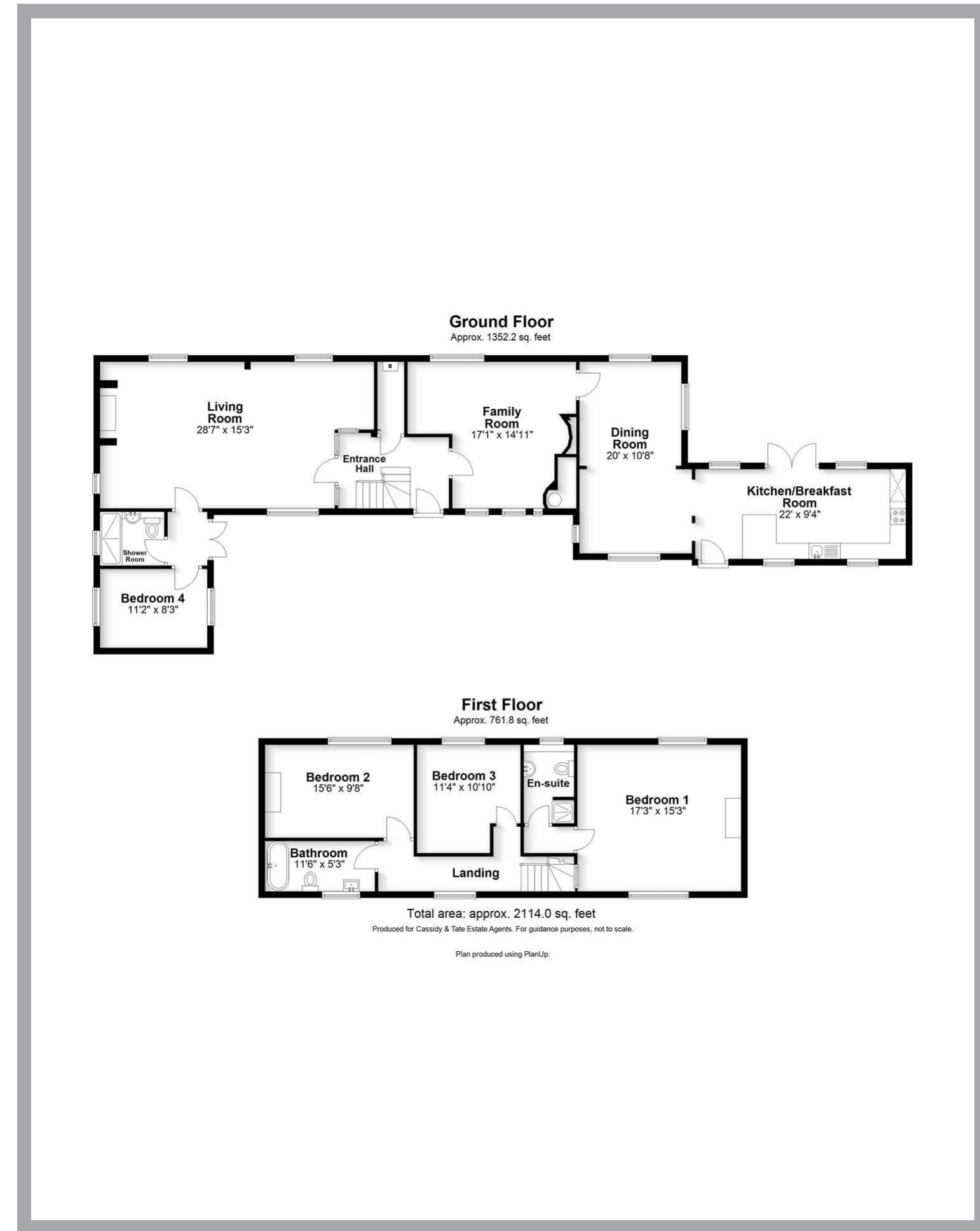


# All The Ingredients Needed For A Fabulous Lifestyle

Steeped in history, Nell Gwynn Cottage is a charming four-bedroom detached home that beautifully combines period character with thoughtful modern updates. This newly renovated period cottage, retains a wealth of original features, including exposed beams and character fireplaces, while select modernisation ensures comfort for contemporary living. The accommodation is well-proportioned, offering versatile living space alongside four inviting bedrooms.

A truly standout feature is the unique terrace set directly over the historic moat, creating a tranquil and picturesque setting ideal for relaxing or entertaining.

Set within the grounds of Salisbury Hall, on the outskirts of the desirable village of Shenley, the property offers a blend of peaceful surroundings with convenient access to local amenities and transport links.



# 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

- Fully Refurbished
- Four Bedrooms
- Large Open Plan Living/Dining Area
- Parking For Multiple Cars
- One weeks holding fee based on the asking price £923.07
- Character Features
- Two Reception Rooms
- Private Garden
- Terrace Overlooking The Moat
- Five weeks deposit based on the asking price £4615.38

| 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 |         |           |
| EU Directive 2002/91/EC                     | 24      | 76        |
| England & Wales                             |         |           |



