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59 The Quadrant, St Albans,
Herts AL4 9RD
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wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts





Award Winning Agency

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VERULAM ROAD

ST ALBANS

AL3 4DJ

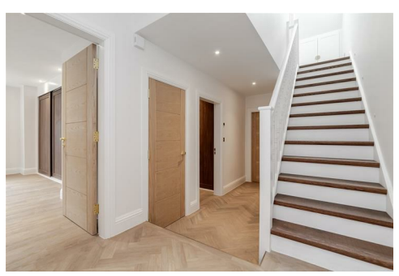
Price Guide £925,000

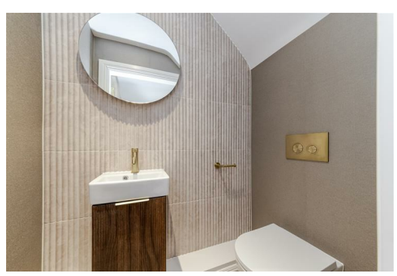
EPC Rating: Council Tax Band: New Build



All The Ingredients Needed For A Fabulous Lifestyle

An exceptional opportunity to acquire a beautifully appointed two-bedroom luxury residence forming part of an exclusive landmark conversion in the very heart of historic St Albans. Combining the elegance and character of an individual period building with the finest elements of contemporary living, this outstanding home has been thoughtfully designed and finished to an impressive specification throughout. The beautifully proportioned accommodation offers a wonderful sense of space and sophistication, with a stunning living/dining room providing the perfect setting for both everyday relaxation and entertaining. A separate designer kitchen features premium German Schmid cabinetry, integrated NEFF appliances and elegant quartz work surfaces, complemented by a practical utility room and guest cloakroom. Both generous double bedrooms benefit from fitted wardrobes and their own beautifully appointed en suite bathrooms, offering an exceptional level of comfort and privacy. Engineered wood flooring, stylish contemporary fittings and carefully considered detailing further enhance the quality and elegance of this remarkable home. Outside, residents enjoy the benefit of attractive communal gardens together with the highly sought-after convenience of allocated private parking with an electric vehicle charging point, a particularly rare advantage in such a central setting. The location is truly exceptional, just moments from the magnificent St Albans Cathedral and the vibrant city centre, renowned for its fashionable boutiques, independent shops, award-winning restaurants, cafés and historic charm. St Albans City mainline station is also within easy reach, providing excellent connections into London. Offering a rare combination of architectural character, refined modern luxury and an enviable city centre lifestyle, this distinctive residence represents an outstanding opportunity for discerning purchasers seeking something truly special in one of St Albans' most prestigious and c









Total area: approx. 1343.1 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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.

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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.

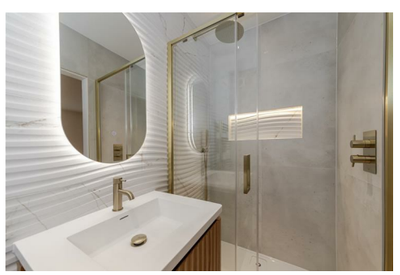
Your Local Property Experts

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



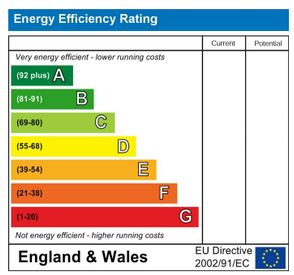






Specialists in Bespoke Properties

- Brand New Development
- Two Double Bedrooms
- Freehold
- Chain Free
- Allocated Off Street Parking
- High Street Location
- Two En-Suites
- High Specfication
- 10 Year New Home Warranty
- Ready For Immediate Occupation



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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