

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WESTMINSTER COURT
ST. ALBANS
AL1 2DU

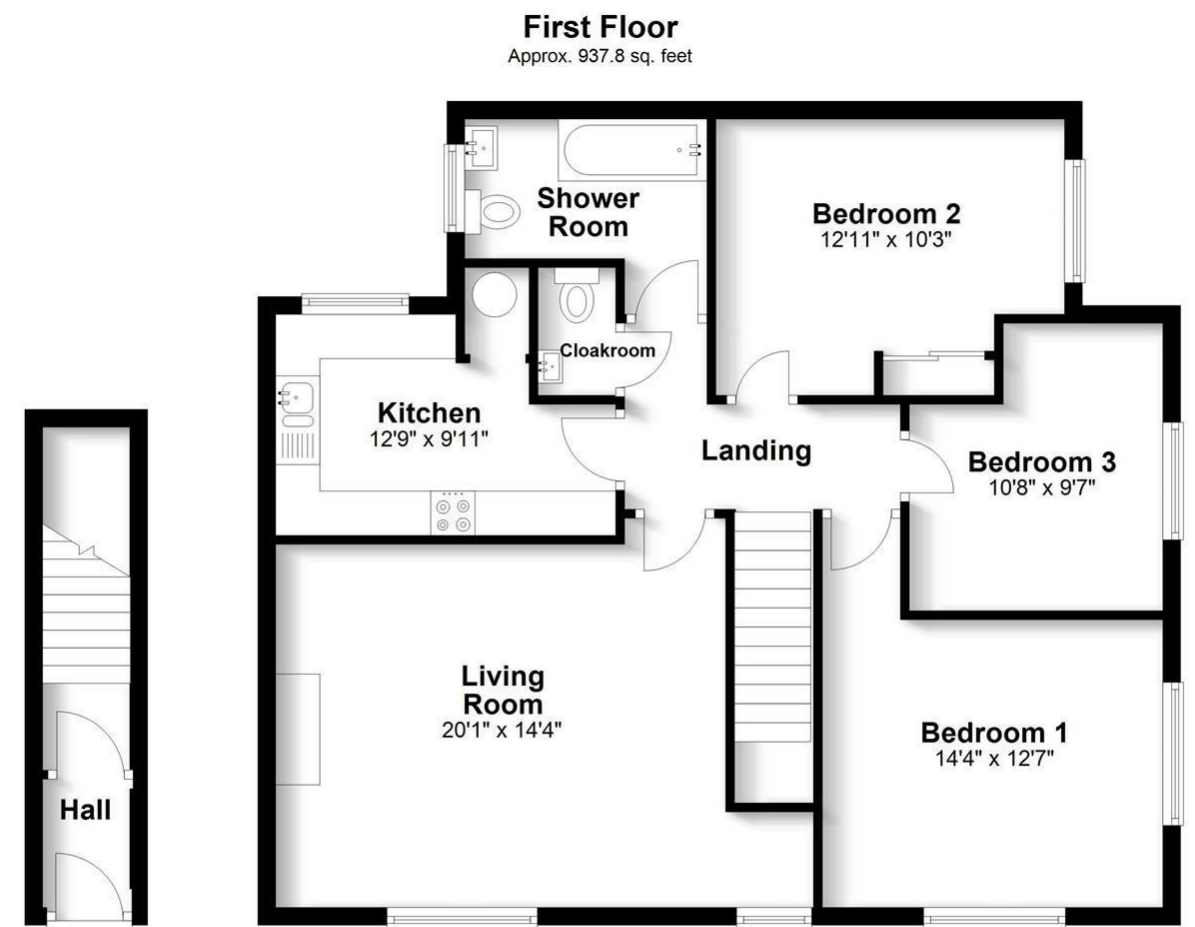
Offers In Excess Of £510,000

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Welcome to this charming first-floor maisonette located in the desirable Westminster Court, St. Albans. This delightful property boasts an impressive 937 square feet of living space, making it an ideal home for families or professionals seeking comfort and convenience. The maisonette features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. With three generously sized double bedrooms, there is ample space for relaxation and rest. The well-appointed bathroom caters to all your needs, ensuring a comfortable living experience. One of the standout features of this property is its share of freehold, providing you with a sense of ownership and stability. The location is truly exceptional, as it is just a short walk to both the train station and the vibrant city centre, offering a wealth of shops, restaurants, and amenities. Additionally, you will find yourself mere minutes away from the beautiful Verulamium Park, perfect for leisurely strolls or outdoor activities. Residents can also enjoy access to communal gardens, providing a lovely outdoor space to unwind and socialise with neighbours. This maisonette combines modern living with a prime location, making it a fantastic opportunity for those looking to settle in St. Albans. Don't miss your chance to make this wonderful property your new home.



Total area: approx. 937.8 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.

Perfect Fusion of Location And Way of Living



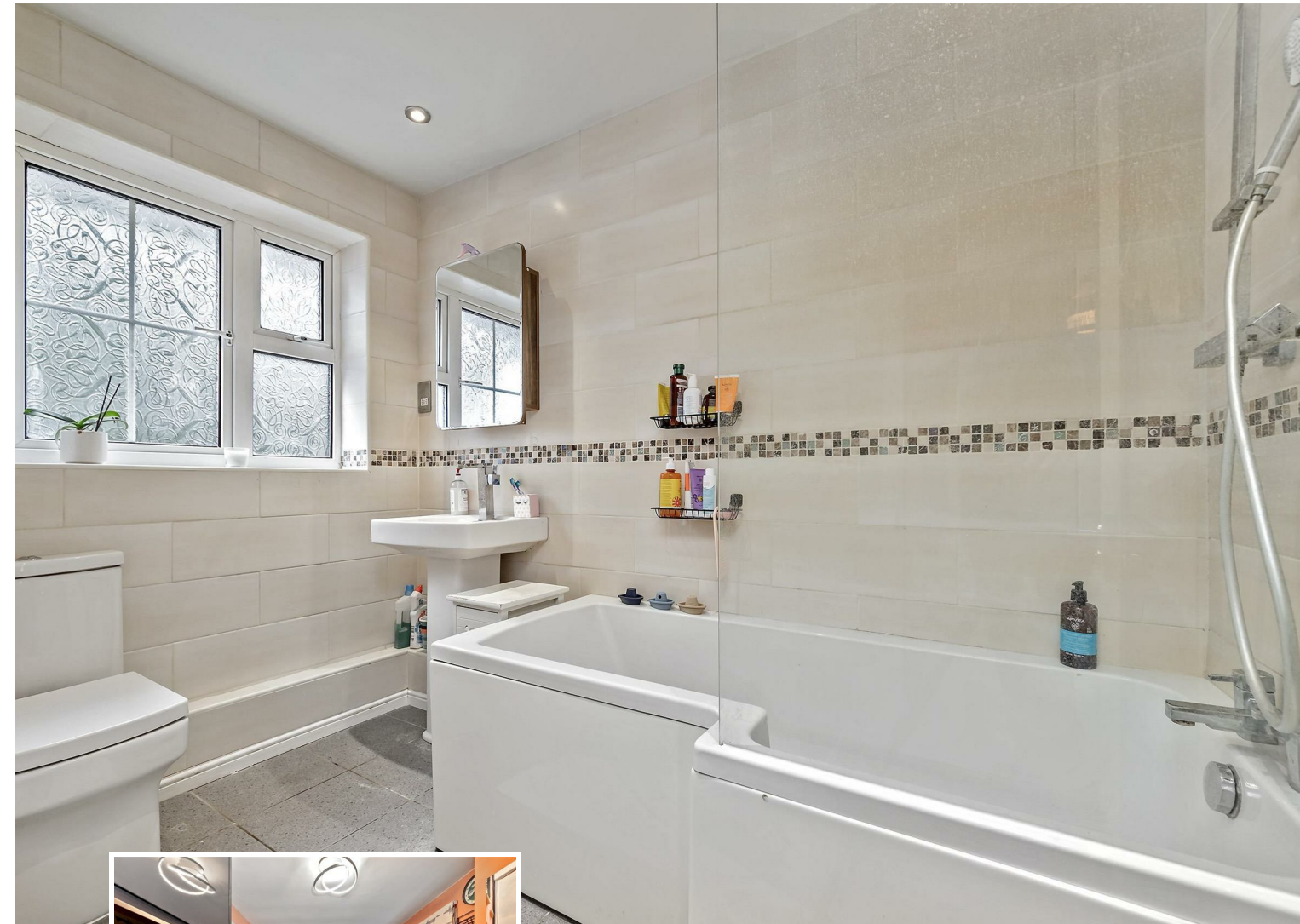
Why Cassidy & Tate

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
- Communal Gardens
- First Floor Accommodation
- City Centre Living
- Communal Parking
- Three Double Bedrooms
- Lovely Condition
- Walking to Station & City Centre
- 937 Square Feet
- Overlooking Parkland

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	



