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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

DOLPHIN YARD  
ST ALBANS  
ALI IEX

£2,250 Per Month

EPC Rating: D Council Tax Band: E



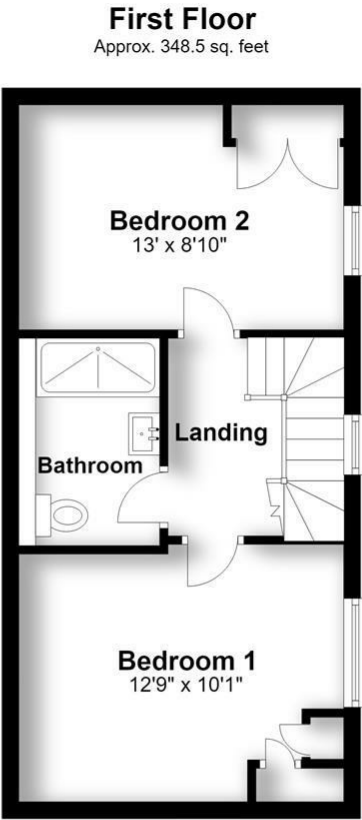
# All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented two-bedroom home situated within the exclusive early 19th-century Grade II listed Dolphin Yard development. Tucked away within a peaceful and private mews setting, just off the top of Holywell Hill, the property is ideally positioned within easy walking distance of the vibrant City Centre, offering an excellent selection of shops, restaurants and local amenities.

Presented in excellent decorative order throughout, the home combines modern features with a stylish open-plan design, creating a bright and airy living environment. The accommodation is deceptively spacious and comprises a contemporary kitchen/breakfast room with integrated appliances, a generous living/dining room and a convenient downstairs cloakroom.

To the first floor are two well-proportioned front-facing double bedrooms, both benefiting from fitted wardrobes, along with a luxury three-piece bathroom suite. Further benefits include gas central heating, double glazing and allocated on-site parking for one vehicle directly outside the property.

Dolphin Yard is perfectly suited to professionals and commuters seeking the convenience of city centre living, with excellent access to a wide range of restaurants, social venues and both local train stations.



**Total area: approx. 738.2 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

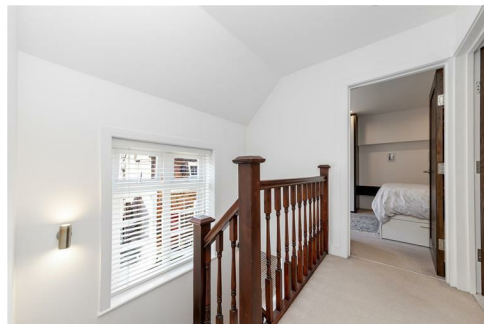
## Why Cassidy & Tate

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

- Exclusive Development
- Close to Thameslink Station
- Open Plan Living/Dining/Kitchen
- Downstairs Cloakroom
- One weeks holding fee based on the asking price £519.23
- City Centre Location
- Two Double Bedrooms
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Five weeks deposit based on the asking price £2596.15

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 81        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 67      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



