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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HOPKINS CRESCENT
ST.ALBANS
AL4 9DB

Price Guide £700,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Positioned within the popular village of Sandridge, this impressive semi-detached house on Hopkins Crescent presents a rare opportunity to acquire a fully income-producing asset in one of St. Albans' most desirable locations. The property has been thoughtfully reconfigured and upgraded to create four individual, self-contained apartments, each finished in a clean, modern style to suit today's rental market. Extending to approximately 1,239 sq ft, the building offers a well-balanced mix of accommodation designed for both comfort and practicality. All apartments are currently let, providing immediate and consistent rental income from completion. This makes the property particularly appealing for investors seeking a stable, ready-performing addition to their portfolio without the delay or costs associated with initial setup. The semi-detached nature of the house offers a greater sense of space and independence compared to larger blocks, while the inclusion of communal garden areas adds an extra lifestyle benefit for tenants and helps support long-term occupancy. Located just moments from Sandridge High Street, the property enjoys easy access to a range of local amenities including shops, cafés, and everyday conveniences. St. Albans city centre and the mainline station are also within easy reach, further strengthening its appeal to tenants and ensuring continued demand. Offered to the market chain free, the purchase process is straightforward and efficient. There is also scope for further enhancement or extension (subject to the usual planning consents), offering future potential to increase both accommodation and overall return.



Total area: approx. 1239.4 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

- Chain Free
- Communal Gardens
- Ideal Rental Investment/Portfolio
- Located In Sandridge High Street
- Tenants in Situ
- Four Self Contained Apartments
- Rental Income £3,740 PCM
- Fully Refurbished Throughout
- Freehold Dwelling
- Potential To Extend stpp

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		
England & Wales		
EU Directive 2002/91/EC		



