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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PARK PLACE
ST. ALBANS
AL2 2RQ

Price Guide £250,000

EPC Rating: C Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

Situated within the sought-after Park Place development on Park Street, St Albans, this well-presented chain free ground floor maisonette offers stylish, low-maintenance living in a peaceful yet well-connected setting. Built in the 1980s, the property combines practical design with modern comfort. The spacious reception room provides a bright and versatile living area, ideal for both relaxing and entertaining. The generous double bedroom offers a calm and comfortable retreat, while the well-appointed bathroom is finished to meet everyday needs with ease. Further benefits include allocated parking — a valuable feature in this desirable location — along with access to attractive communal gardens, perfect for enjoying the outdoors. Offered chain-free, this home presents an excellent opportunity for first-time buyers, downsizers, or investors alike. With a semi-rural feel yet convenient access to the wide range of amenities, transport links, and vibrant city centre of St Albans, this charming maisonette perfectly balances tranquillity and convenience. Early viewing is highly recommended.



Ground Floor
Approx. 479.1 sq. feet



Total area: approx. 479.1 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

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
- Ground Floor Accommodation
- Modern Throughout
- Semi Rural Location
- Long Lease
- Allocated Parking
- Communal Gardens
- Cul-De-Sac Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	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	



