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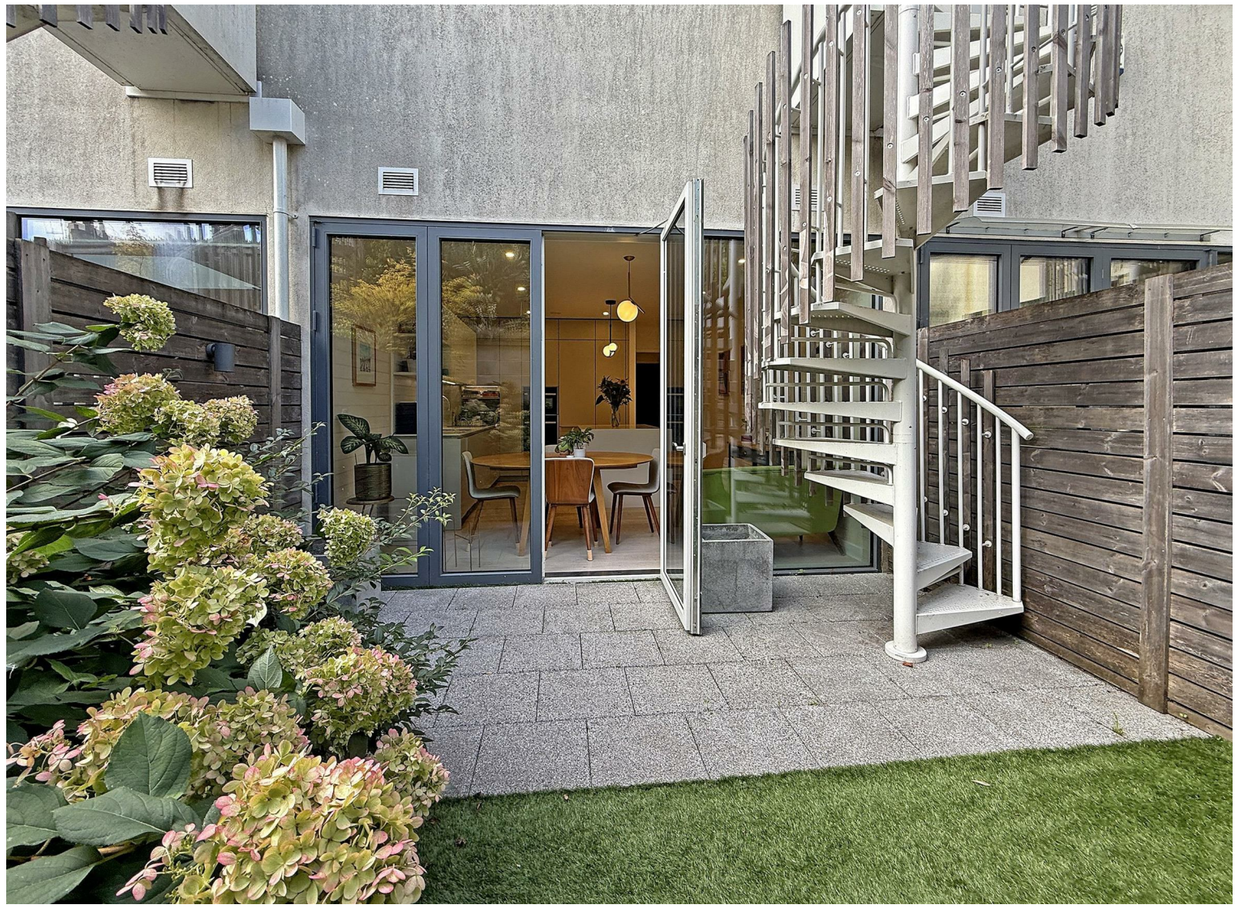
Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts



Award Winning Agency

GABRIEL SQUARE

ST. ALBANS

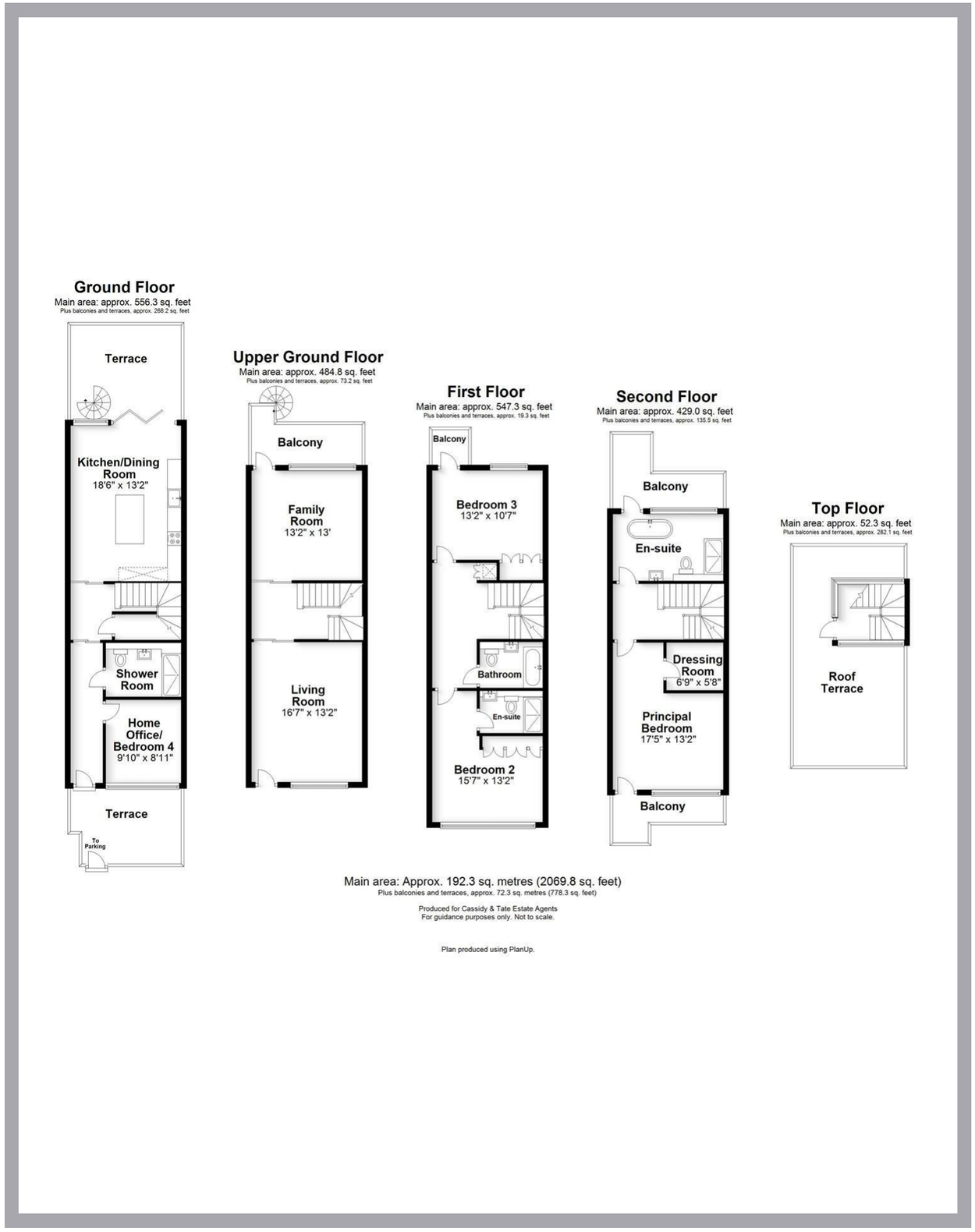
AL1 3AS

Price Guide £1,125,000

EPC Rating: B Council Tax Band: G

All The Ingredients Needed For A Fabulous Lifestyle

Located in an enviable spot within this select development is this beautifully presented, four double bed, four bath townhouse with on-site security. With the interior design by Conran and Partners, the emphasis is on contemporary living flooded by natural light via floor to ceiling windows. There is a Poggenpohl fully integrated kitchen with Corian worktops and splashbacks, a smart control system for lighting, blinds, temperature and video door entry as well as underfloor heating throughout. There are two reception rooms with a terrace leading to the rear garden. The internal staircase with glass balustrade leads up to the glazed encased roof terrace flooding natural light through the centre of the house. There is a master bedroom and bathroom which spans the entire top floor of the property with a terrace on each side. Once on the roof terrace, you can see views across the private communal gardens and the City including the historic Cathedral. The property also comes with secure underground allocated parking. Gabriel Square is ideally located within close proximity to both St Albans City centre and Thameslink station.



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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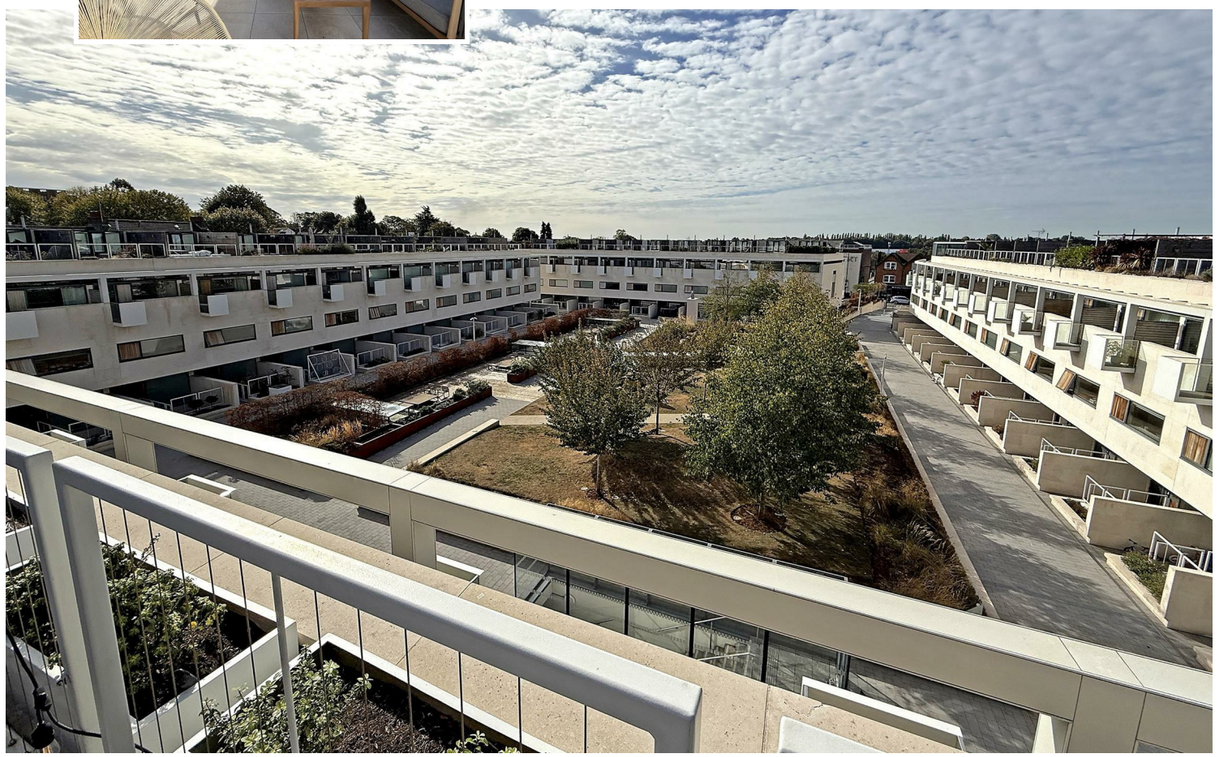
Perfect Fusion of Location And Way of Living



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.

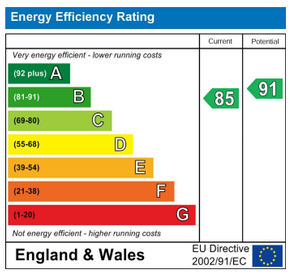
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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

- Immaculate Modern Townhouse
- Four Luxurious Bathrooms
- Living Room & Family Room
- Secure Underground Parking
- Close to Thameslink Station
- Four Double Bedrooms
- Integrated Kitchen Dining Room
- Fabulous Roof Garden
- Council Tax Band G
- Close to City Centre



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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