

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

HEDLEY ROAD  
ST. ALBANS  
AL1 5GG

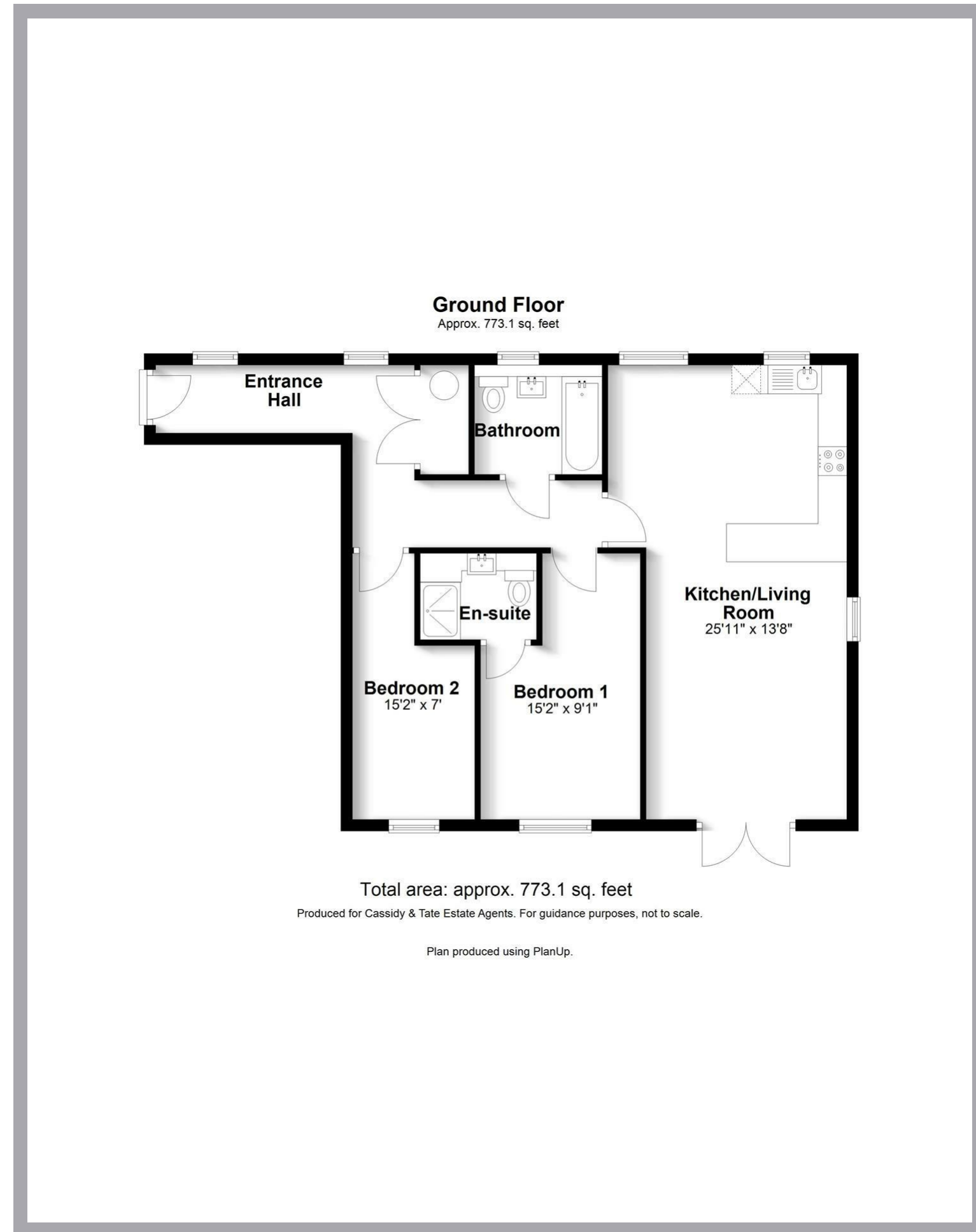
Price Guide £425,000

EPC Rating: Council Tax Band: D



## All The Ingredients Needed For A Fabulous Lifestyle

Welcome to this modern two-bedroom apartment located on the desirable Hedley Road in St. Albans. Spanning an impressive 773 square feet, this ground-floor residence offers a perfect blend of comfort and contemporary living. As you enter, you will be greeted by a spacious and inviting layout that maximises natural light throughout. The apartment features two well-proportioned bedrooms, providing ample space for relaxation and rest. With two bathrooms, including an en-suite, convenience is at your fingertips, making it ideal for both families and professionals alike. One of the standout features of this property is the private balcony garden, where you can enjoy your morning coffee or unwind after a long day in a tranquil outdoor setting. The modern development ensures that you benefit from contemporary finishes and fixtures, enhancing your living experience. For those who commute, the property is conveniently located within walking distance to the station, making it easy to access the wider area and beyond. Additionally, the gated secure parking offers peace of mind, ensuring that your vehicle is safe and protected. This apartment is not just a home; it is a lifestyle choice, combining modern living with the charm of St. Albans. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy all that this vibrant city has to offer. Do not miss your chance to make this stunning apartment your new home.



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

- Modern Development
- Two Double Bedrooms
- Private Gated Parking
- Long Lease
- Open Plan Accommodation
- Ground Floor Apartment
- Two Bathrooms
- Outside Balcony Garden
- Walking To Station
- Stunning Condition Throughout

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



