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Cassidy
& Tate
Your Local Experts



Award Winning Agency

PARK VIEW CLOSE
ST. ALBANS
AL1 5TT

Guide Price £260,000

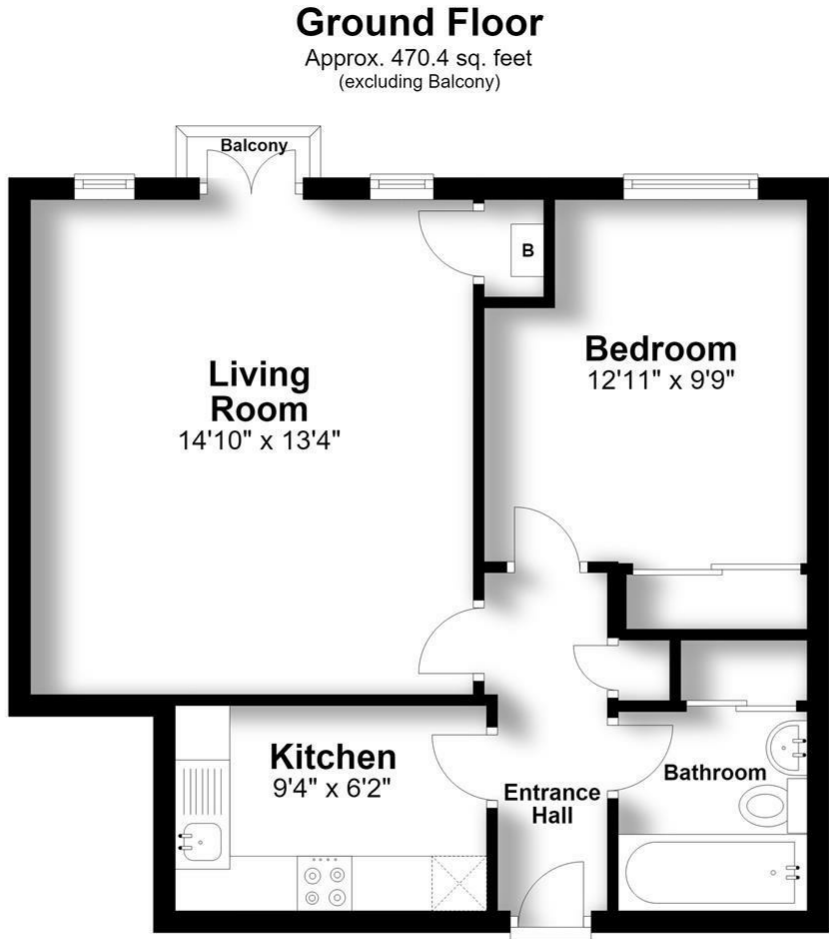
EPC Rating: C Council Tax Band: C

www.cassidyandtate.co.uk



All The Ingredients Needed For A Fabulous Lifestyle

Located within the popular Windsor Court development, this well-presented one-bedroom flat enjoys a convenient position just a short walk from St. Albans City Station and a wide range of shops, cafés and local amenities. The property offers bright and well-proportioned accommodation throughout, with a spacious living room featuring a Juliet balcony that fills the space with natural light. The double bedroom is generously sized, complemented by a modern bathroom and a well-maintained kitchen. Further benefits include a secure underground parking space and a long lease, making this an excellent choice for first-time buyers, commuters, investors or those looking to downsize. Combining a sought-after location with practical modern living, this is a fantastic opportunity to enjoy everything St. Albans has to offer.



Total area: approx. 470.4 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

- Juliet Balcony
- Long Lease
- Ideal First Purchase
- Entrance Hallway
- Underground Parking
- Close To Station
- Double Bedroom
- Communal Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



