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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

486 HATFIELD ROAD
ST. ALBANS
AL4 0UD

Asking Price £330,000

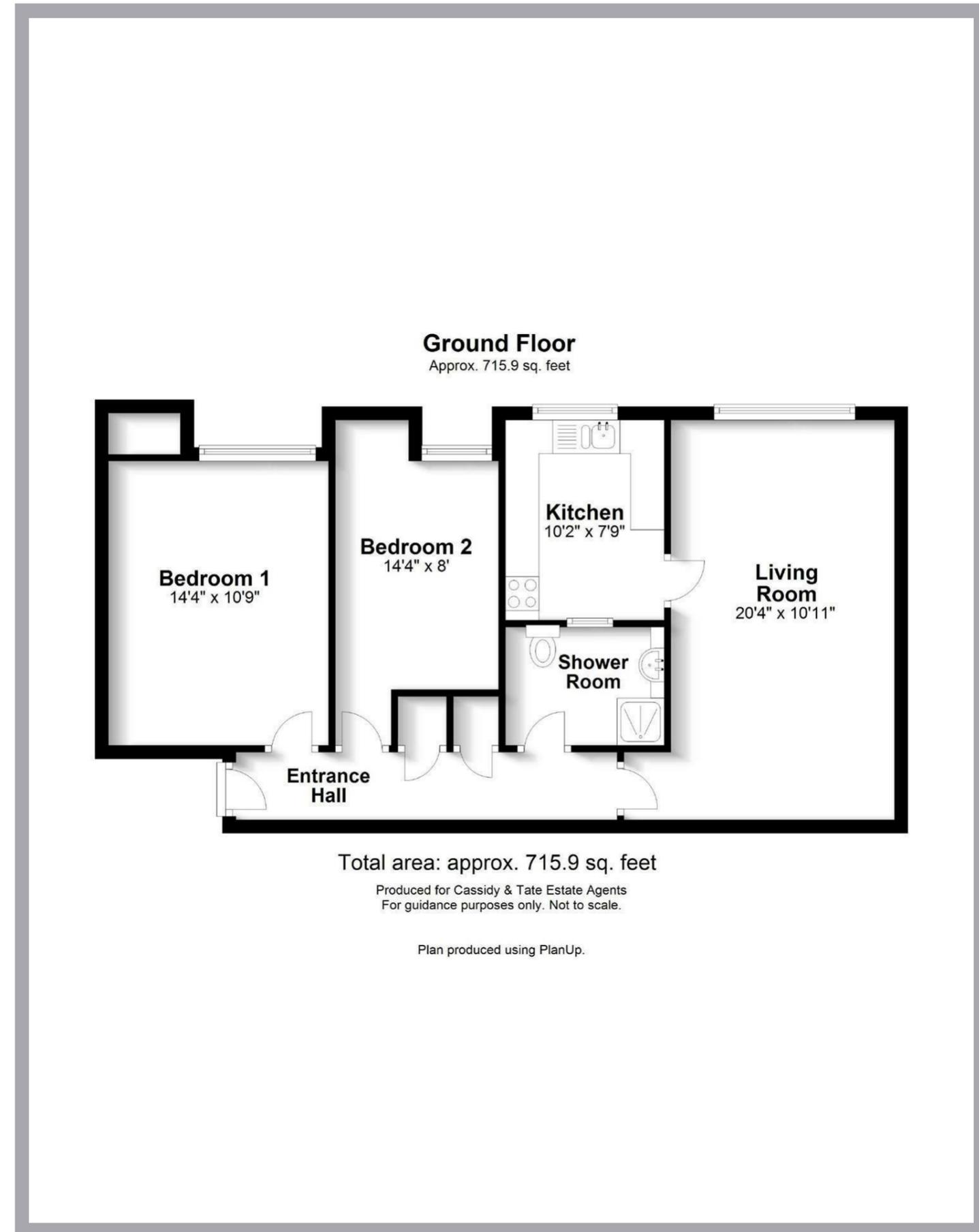
EPC Rating: D Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

Situated on the ever-popular Hatfield Road in St Albans, this attractive first-floor flat offers an excellent balance of space, comfort, and modern living. Extending to approximately 715 sq ft, the property comprises two generous double bedrooms, making it ideal for couples, small families, or those in need of a home office.

The bright and airy reception room provides a welcoming space for both relaxing and entertaining. A recently fitted kitchen features contemporary units and ample storage, combining style with practicality. The accommodation is completed by a modern shower room, finished to a high standard. Further benefits include a garage en bloc, offering valuable additional storage or secure parking. Ideally positioned for easy access to local amenities, transport links, and the historic city centre, the property enjoys everything St Albans has to offer, from its vibrant community to its rich heritage. This is a fantastic opportunity for first-time buyers and investors alike to secure a well-presented home in a highly sought-after location, combining modern convenience with everyday practicality.



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



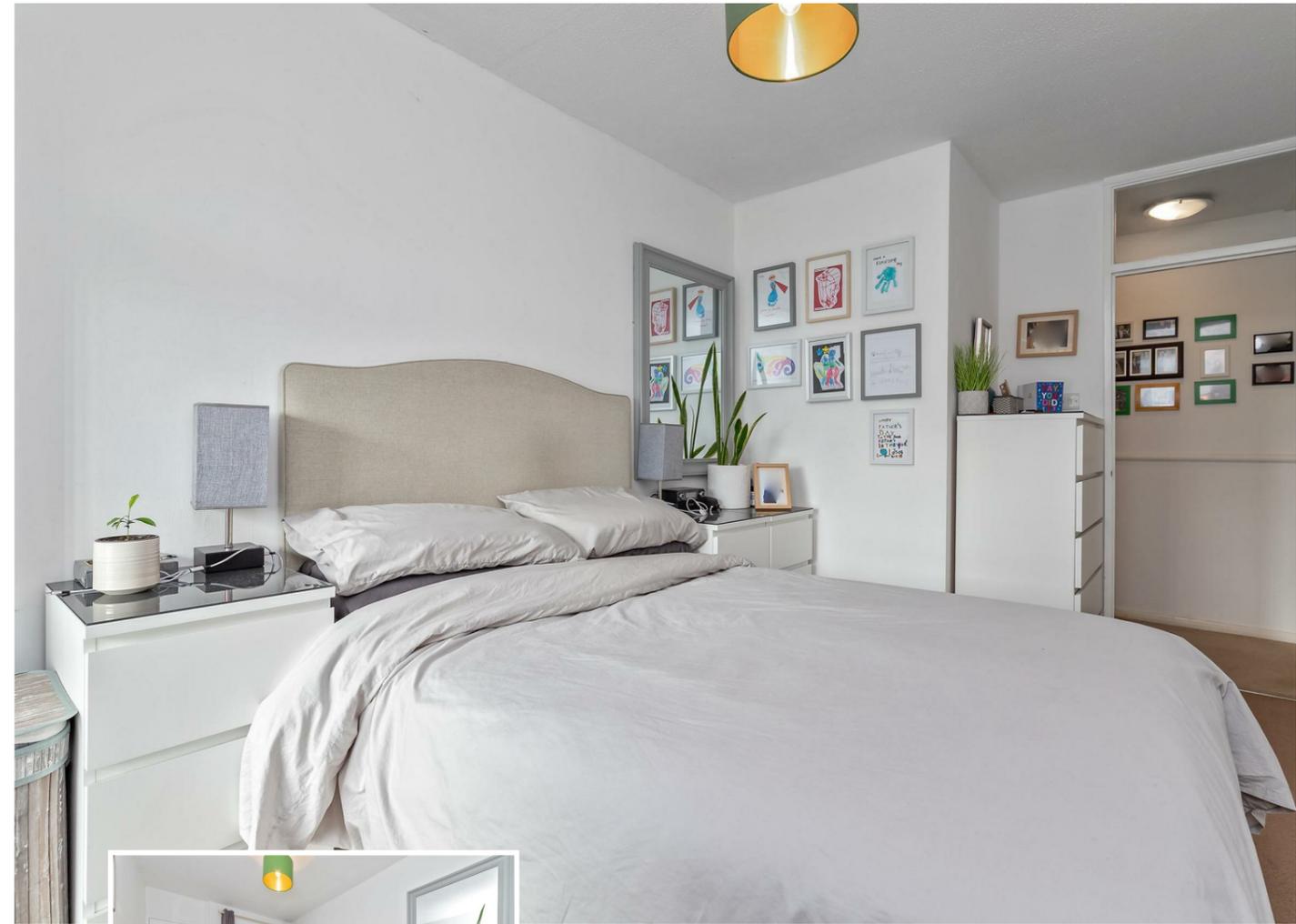
Why Cassidy & Tate

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

- First Floor Apartment
- Large Open Plan Living Space
- Contemporary Shower Room
- Garage En Bloc
- Two Double Bedrooms
- Recently Fitted Kitchen
- Communal Gardens
- Approximate Rental £1600pcm

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



