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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



MORTIMER CRESCENT
ST. ALBANS
AL3 4GJ

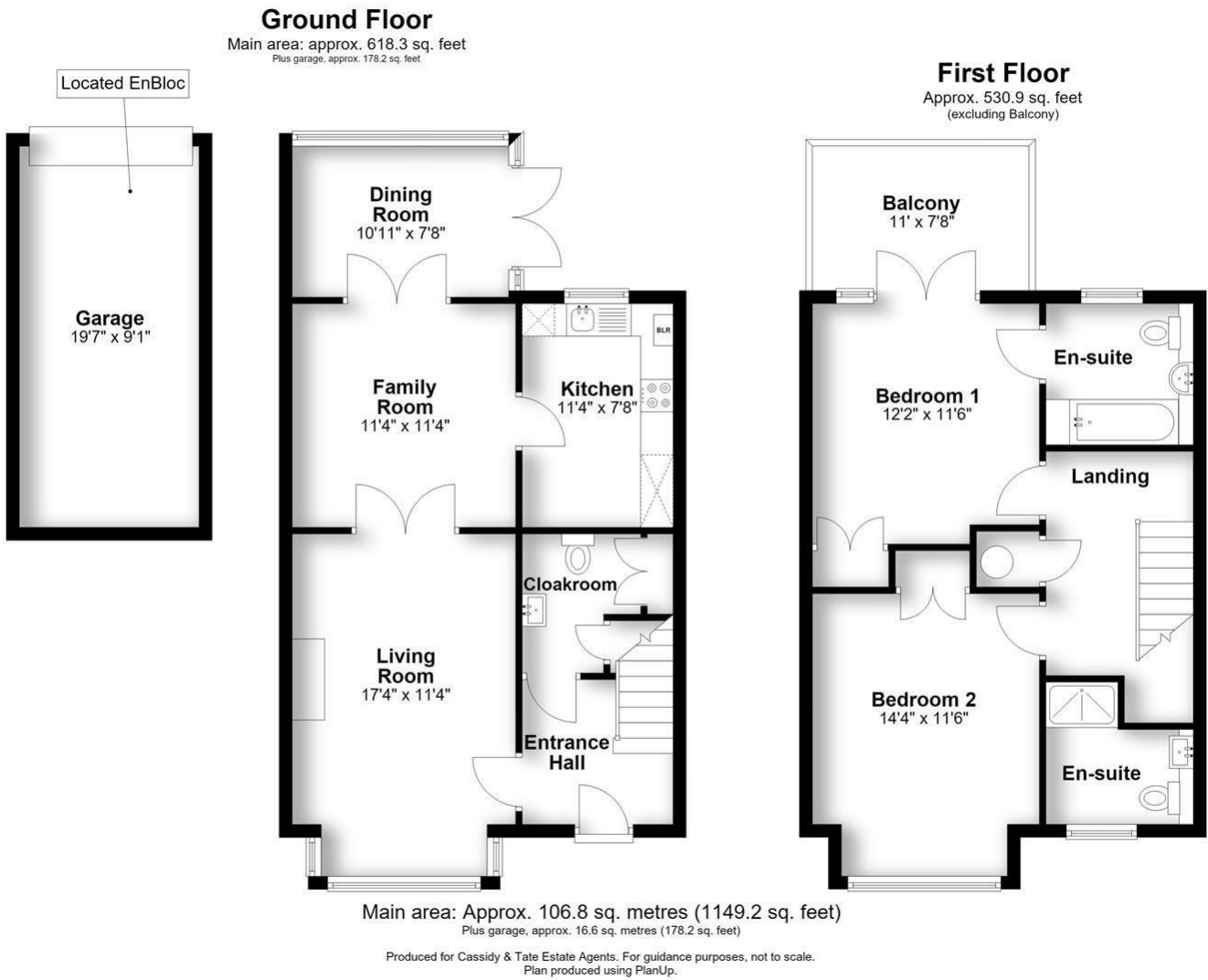
Asking Price £675,000

EPC Rating: C Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

A modern two bedroom house located on the South side of St Albans in the prestigious King Harry Park development. The property is designed for the over 55s and offers generous, flexible accommodation over two floors and offered for sale with no upper chain. A covered porch leads into a welcoming hallway with a handy downstairs V.V.C. and useful storage, setting the tone for a practical and well-designed layout. The main living space is a real highlight, offering a generous lounge, separate family room leading into a pleasant sun/dining room. The kitchen has a clean, contemporary finish with sleek white units and fully integrated appliances, keeping everything neat and functional without compromising on style. Upstairs, both bedrooms are comfortable doubles. On the first floor, there are two double bedrooms both with built in wardrobes and en suite facilities. The rear bedroom has access to a pleasant balcony ideal for morning coffee. Energy-efficient and easy to maintain, these homes are set in beautifully landscaped maintained grounds and each offers a high quality specification. Outside, there is a rear paved garden and a single garage en bloc. Life at Kings Park offers that ideal balance between peaceful surroundings and everyday convenience. With Verulamium Park just moments away, weekend walks by the lake, morning runs through green open spaces, or a relaxed stroll into St Albans city centre become part of your routine. Having Waitrose nearby makes day-to-day living easy, while excellent local schooling adds long-term appeal.



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

- Two Bedroom Modern Home
- Sought After Development
- No Upper Chain
- Two Ensuites
- Three Reception Rooms
- Designed For The Over 55s
- Near Waitrose
- Balcony Off Main Bedroom
- Single Garage En Bloc
- Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	85
EU Directive 2002/91/EC		
England & Wales		



