



LUTON ROAD HARPENDEN AL5
£1,500 PER MONTH AVAILABLE 24/06/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Luton Road Harpenden AL5

**£1,500 Per Month
Unfurnished**

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Two Double Bedrooms, - Well Presented,
- Modern kitchen, - Garden, - Excellent
Location, - Available 24th June 2024, -
Unfurnished, - Tenancy Deposit
£1730.77, - Council Tax Band D

Council Tax

Council tax band not specified

Hamptons

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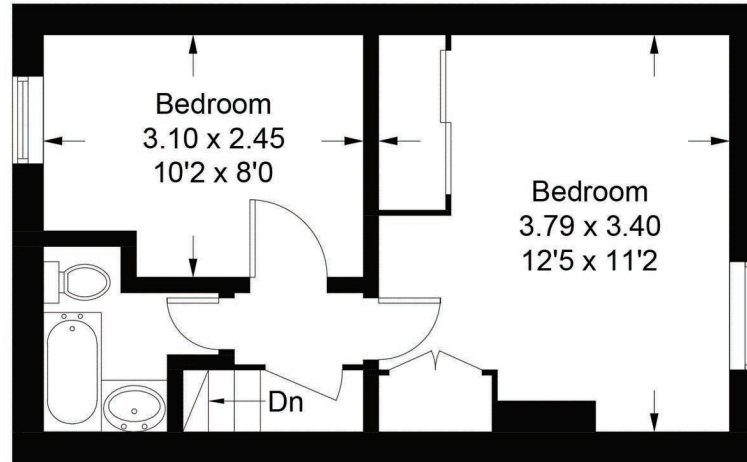
The Property

BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE with pretty garden available to rent from 24th June 2024. Ideally located within walking distance to Harpenden Town Centre and the Mainline Thameslink Station. Accommodation comprises two double bedrooms, family bathroom, kitchen and spacious lounge diner.

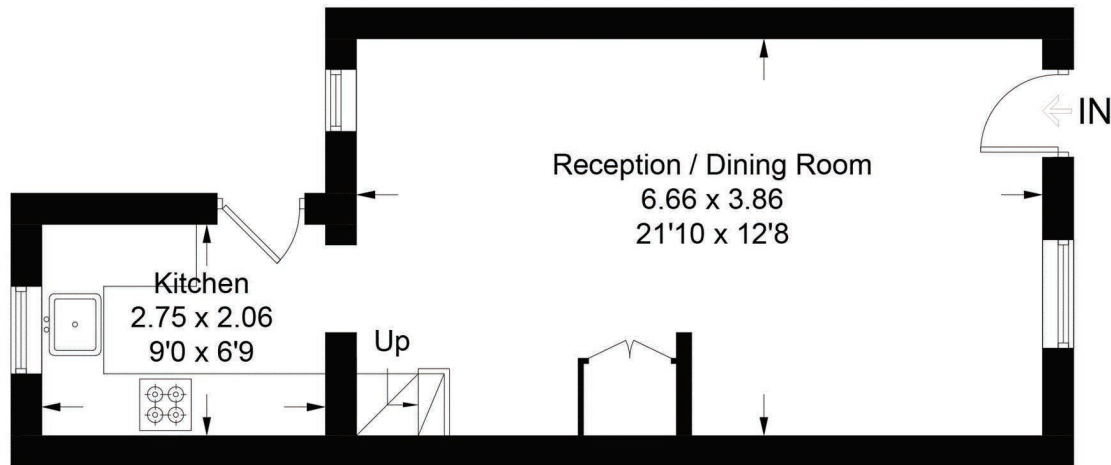


Luton road

Approximate Gross Internal Area
57.7 sq m / 621 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID418769)

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	89-95		86
Band B	81-88		
Band C	73-80		
Band D	65-72	65	
Band E	55-64		
Band F	45-54		
Band G	35-44		

England & Wales EU Directive 2002/91/EC

