



PARKINSON HOUSE

SIGNATURE HO

VAUGHAN ROAD HARPENDEN AL5
£1,700 PER MONTH AVAILABLE 26/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Vaughan Road Harpenden AL5

£1,700 Per Month
Unfurnished

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Two Double Bedrooms, - En Suite to Principal, - Spacious Lounge, - Fitted Kitchen, - Family Bathroom, - Video Entryphone, - Allocated Parking, - Available end July, - Council Tax Band C, - Tenancy Deposit £1,961.54

Council Tax

Council Tax Band C

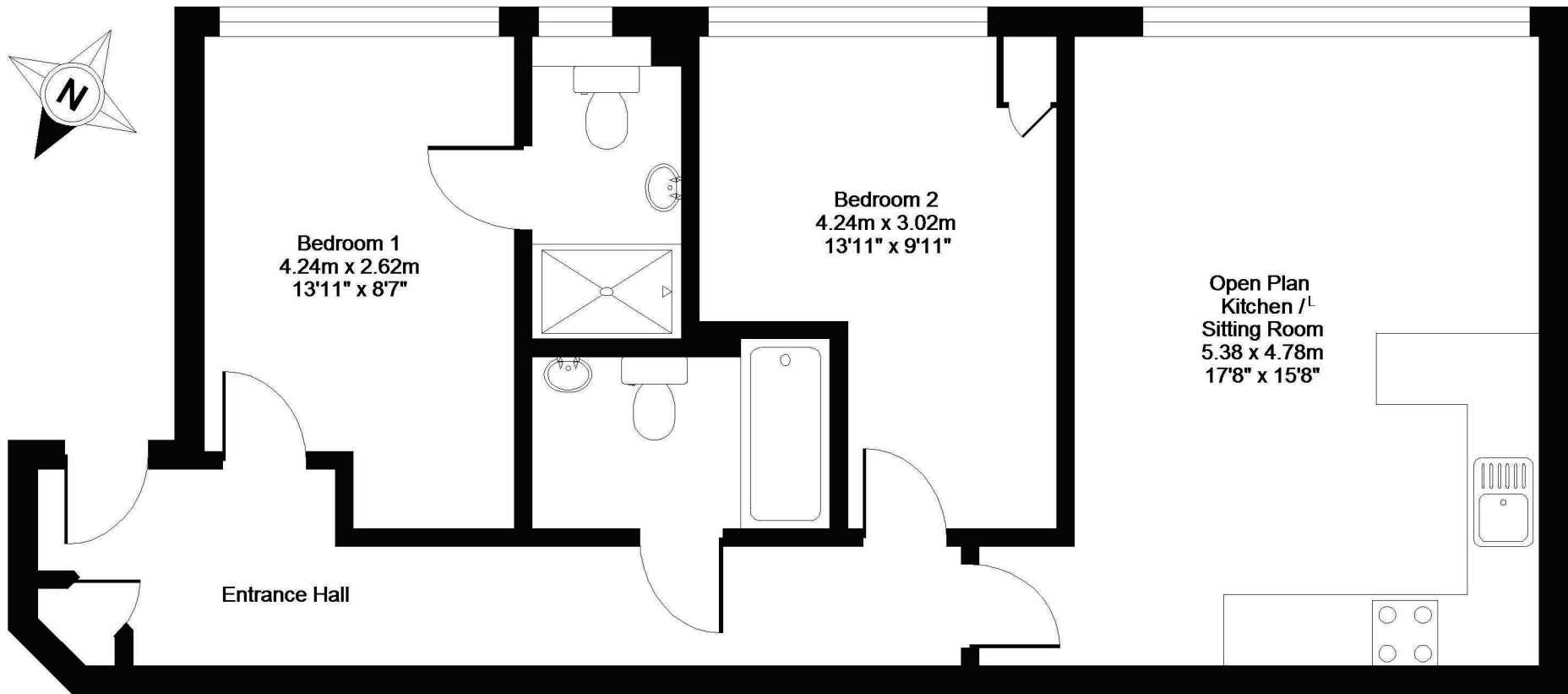
Hamptons

38 High Street
Harpenden, AL5 2SX
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www.hamptons.co.uk

The Property

Beautifully presented two bedroom apartment to let with en suite shower room to principal bedroom and allocated parking. Finished to an excellent standard with high specification fixtures and fittings throughout. Centrally located close to the many amenities on Harpenden High Street and the Thameslink Station. Available end July. Council Tax Band C | Tenancy Deposit £1,961.54





FIRST FLOOR

Vaughan Road, Harpenden, AL5

APPROX. GROSS INTERNAL FLOOR AREA 684 SQ FT 63.5 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	92-100		
Band B	81-91		
Band C	69-80	79	79
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		

EU Directive 2002/91/EC
England & Wales

