



{ CARLTON ROAD HARPENDEN AL5
£1,600 PER MONTH AVAILABLE 10/06/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Carlton Road Harpenden AL5

**£1,600 Per Month
Unfurnished**

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

Features

- 2 Bedrooms, - New Kitchen, - Newly Refurbished, - Ground Floor, - Excellent Location, - Available Immediately, - Unfurnished, - Council Tax Band D, - Tenancy Deposit £1,846.15

Council Tax

Council Tax Band D

Hamptons

38 High Street
Harpenden, AL5 2SX
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The Property

A fantastic refurbished two bedroom ground floor apartment in a brilliant location close to both the High Street and Harpenden Thameslink Station. The apartment has bright reception room open to the brand new modern fitted kitchen. There is also direct access to small terrace area overlooking the garden to the front of the building. There are two double bedrooms and newly fitted modern shower room with separate WC. Available immediately on an unfurnished basis. Council Tax Band D | Tenancy Deposit £1,846.15



Carlton Court

Approximate Gross Internal Area = 59.7 sq m / 643 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID945907)

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
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
		59	77

England & Wales EU Directive 2002/91/EC

