



HOLLYBUSH LANE HARPENDEN AL5
£1,400 PER MONTH AVAILABLE 16/08/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Hollybush Lane Harpenden AL5

**£1,400 Per Month
Unfurnished**

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

Features

- Two double bedrooms, - Family bathroom, - Characterful building, - Balcony, - Walking distance to station, - Council tax band D, - Available 16th August 2024, - Tenancy Deposit £1,615 (Five Week's Rent)

Council Tax

Council Tax Band D

Hamptons

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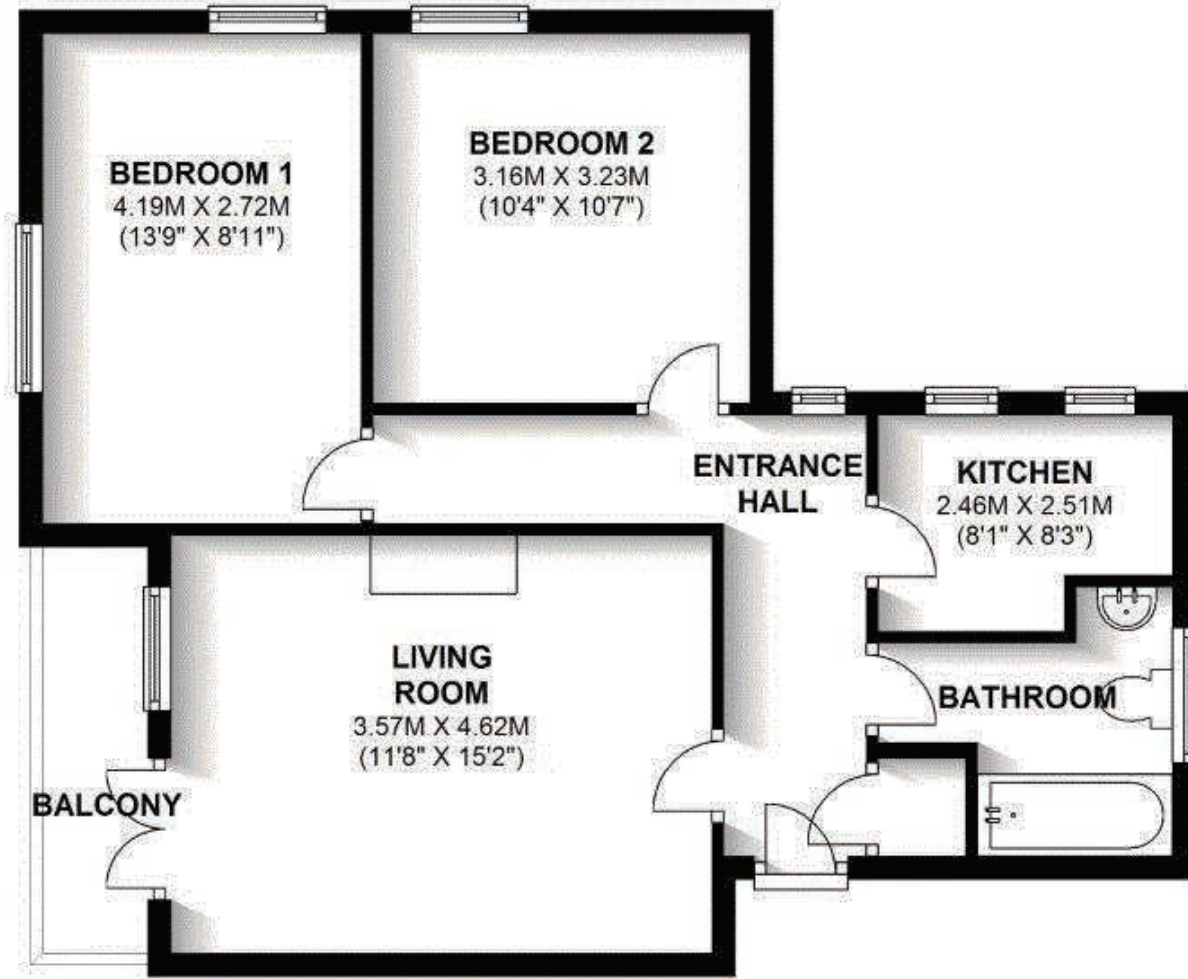
The Property

Attractive two bedroom first floor apartment in a period building full of character with high ceilings and generously apportioned rooms. Perfectly located within walking distance of Harpenden High Street and the mainline Thameslink Station into Kings Cross. Accommodation comprises two double bedrooms, family bathroom, lounge diner leading onto the balcony and separate kitchen / breakfast room. Available 16th August 2024. Council Tax Band D | Tenancy Deposit £1,615 (Five Week's Rent)



FIRST FLOOR

APPROX. 61.0 SQ. METRES (656.8 SQ. FEET)



TOTAL AREA: APPROX. 61.0 SQ. METRES (656.8 SQ. FEET)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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
100-92 kWh/m ² ·a	A		
91-81 kWh/m ² ·a	B		
80-65 kWh/m ² ·a	C		
64-55 kWh/m ² ·a	D		
54-47 kWh/m ² ·a	E		
46-35 kWh/m ² ·a	F	63	
34-17 kWh/m ² ·a	G		77

England & Wales EU Directive approved

