



HICKS ROAD ST. ALBANS AL3
£1,850 PER MONTH AVAILABLE 15/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Hicks Road St. Albans AL3

£1,850 Per Month
Unfurnished

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

Features

- Townhouse, - Open Plan Reception Room, - Modern Fixtures & Fittings, - Principal Bedroom Suite, - Three Further Bedrooms, - Family Bathroom, - Cloakrooms, - Balcony, - Off Street Parking, - Good Location, - Unfurnished, - Available 15th July, - Council Tax Band E, - Tenancy Deposit £2134.62

Council Tax

Council Tax Band E

Hamptons

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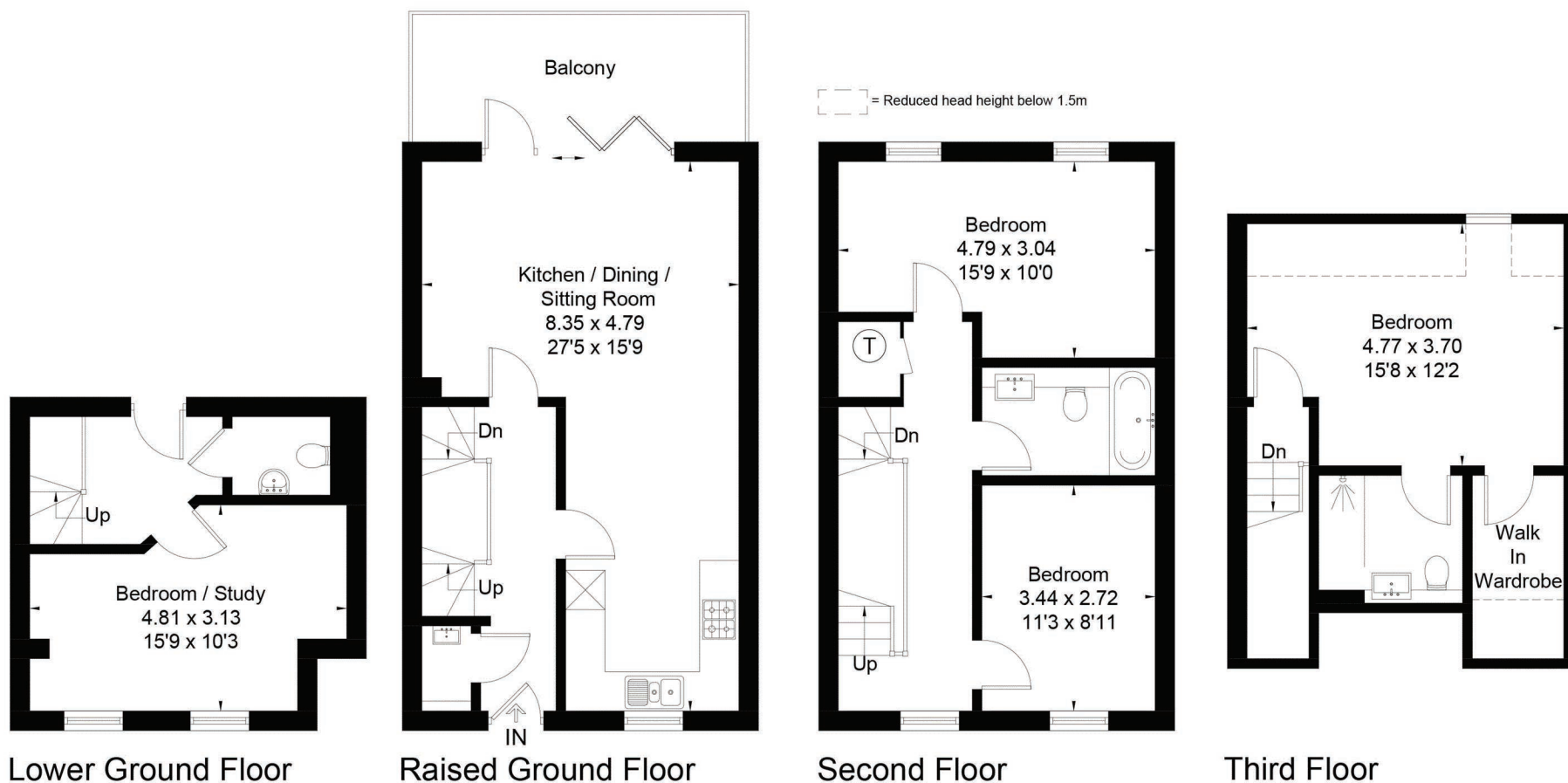
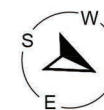
The Property

A well presented four bedroom townhouse. This modern property has a bright open plan reception room with direct access onto a large balcony. The stylish kitchen has a range of integrated appliances, including gas hob and oven. Upstairs there are two further bedrooms and a family bathroom. On the top floor is the generous principal suite with walk-in wardrobe and en suite shower room. There is a fourth bedroom and cloakroom on the lower ground floor. Further selling points include modern fixtures & fittings throughout, off street parking for two cars and an excellent location close to Markyate High Street.

Location

Markyate is around a 15 minute drive from Harpenden, Luton and St Albans. The area has strong transport links, being close to the M1. The nearest airport, London Luton, is approximately six miles away.





This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73030

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.

