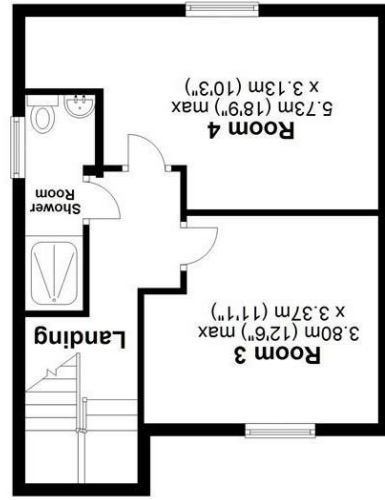


Total area: approx. 109.3 sq. metres (1176.4 sq. feet)
 Not to scale, for identification purposes only.
 Plan produced for Daniels Estate Agents.
 Plan produced using Planlp.



Second Floor
 Approx. 39.7 sq. metres (426.9 sq. feet)



First Floor
 Approx. 69.6 sq. metres (749.5 sq. feet)





Property Description

A rarely available room let located in the very heart of the St Albans City centre and just moments from the mainline City station. The property has been extensively refurbished throughout providing luxury accommodation, complete with individual furnishings, bills included, and the added benefit of broadband. The landlord of the property requires a single professional occupant per room.

Communal entrance and hallway

Hallway and utility room
Washing machine and dryer

Communal kitchen with integrated appliances
Fridge freezer, dishwasher, microwave, coffee machine,
toaster and kettle

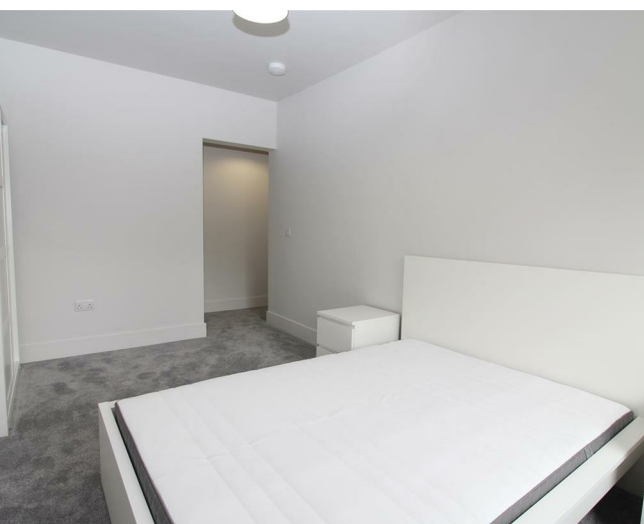
Private bedroom with furnishings
Double bed and mattress, wardrobe, draw unit, bedside
draw unit, Smart TV

Shared shower suite
Shared with room 2 only

Four rooms in total

Single occupants only

Council Tax, Bills and WIFI included



Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Rightmove Referencing' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).