





Property Description

A newly constructed purpose built single garage with up and over door located to the rear of a well maintained secure residential development in Bricket Wood. The garage block has been rebuilt to modern standards forming part of improvement works to the Russell Court development. The garage offers ample space to house a modern day vehicle, classic/spots car, motorbikes or could simply be used as a lock up storage unit.

Bricket Wood is located to the South side of St Albans providing easy access back into the City centre or motorway links to include the M25, M1 and A1.

Tenure - A newly extended 175 year lease. No Ground Rent or Council Tax applicable.

Please contact Daniels Estate Agents for internal viewing available by appointment.

Dimensions:
Internal Width 8" 6
Internal Length 16"
Entrance Height 6" 6
Entrance Width 7" 1

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Lease
175 years remaining.

Ground Rent
Not applicable.



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 'Van Mildert' 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).