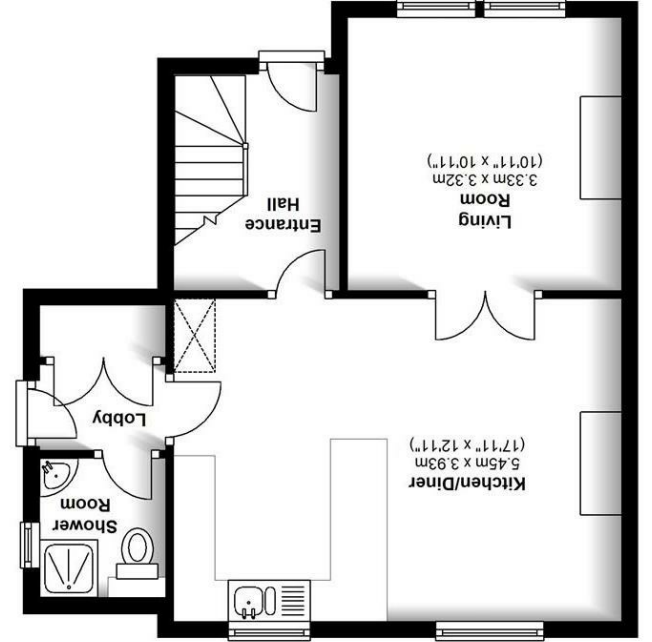
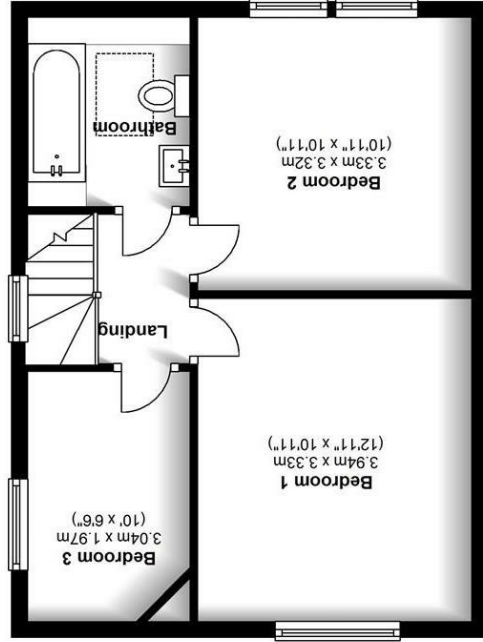


England & Wales		EU Directive 2002/91/EC
Potential		
Current		
Not environmentally friendly - higher CO ₂ emissions (1-20) G (21-38) F (39-54) E (55-68) D (69-80) C (81-91) B (92 plus) A Very environmentally friendly - lower CO ₂ emissions		

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
Potential		
Current	49	
Not energy efficient - higher running costs (1-20) G (21-38) F (39-54) E (55-68) D (69-80) C (81-91) B (92 plus) A Very energy efficient - lower running costs		

Energy Efficiency Rating



7 Branch Road, St. Albans
 Total area: approx. 83.4 sq. metres (898.2 sq. feet)
 Plan produced using PlanUp.
 Sketch layout only. This plan is not drawn to scale and is for identification purposes only.





Property Description

A beautifully renovated three-bedroom semi detached house constructed around 1910 in the heart of the old conservation area in St Michaels village a short walk from Verulamium Park and the historic Cathedral. The house has been fully modernised in recent years to a good standard and will suit a professional couple or small family.

Porch entrance

Inner hallway and stairwell

Open plan kitchen diner

Modern fitted kitchen with dishwasher

Separate living room

Utility area and ground floor shower room

Two double bedrooms

Further third single/ study bedroom

Family bathroom

One off road parking space

Council Tax band F

EPC rating band E



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).