

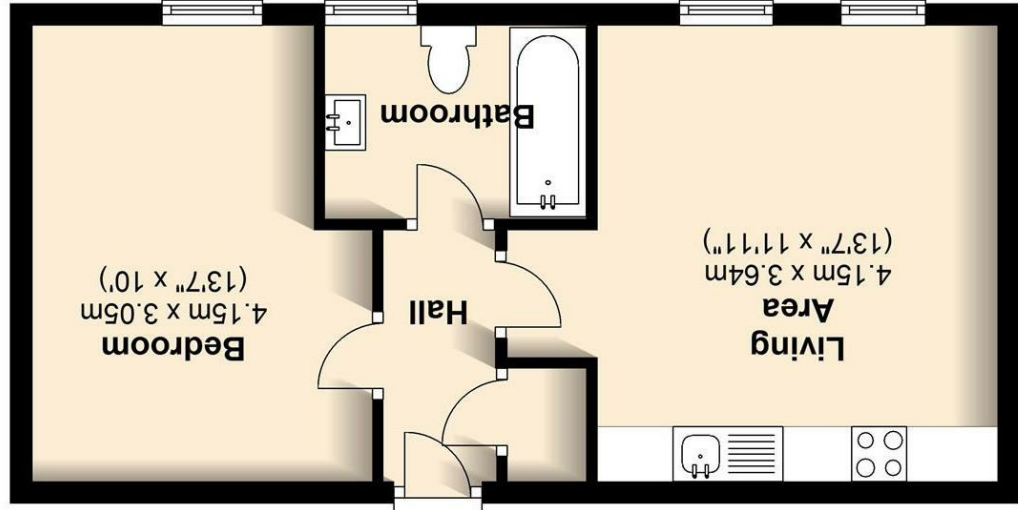
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Environmental Impact (CO<sub>2</sub>) Rating**

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

**Energy Efficiency Rating**

Flat 12, Porterswood House, St. Albans  
 Total area: approx. 36.4 sq. metres (391.3 sq. feet)



Approx. 36.4 sq. metres (391.3 sq. feet)  
**First Floor**







## Property Description

A one bedroom first floor apartment in a development of twenty one apartments just to the north of St Albans City centre with local amenities close to hand. The apartment is finished to an excellent standard and benefits from a quality specification and would suit a professional person or couple.

Communal entrance with phone entry system

Living room with kitchen

Modern fitted kitchen with integrated appliances

Good sized double bedroom

Bathroom with shower

Allocated parking space

Further visitors parking

Council tax band B

EPC rating C



## 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).

