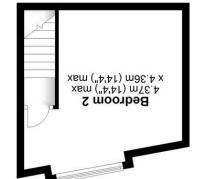


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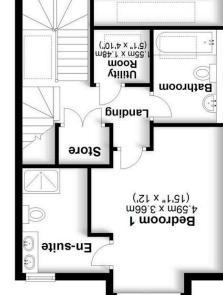
Environmental Impact (CO₂) Rating

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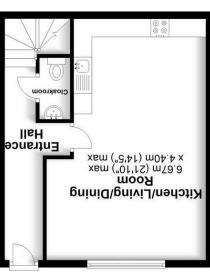
Second Floor States (194.6 sq. feet) Approx. 18.1 sq. metres (194.6 sq. feet)



First Floor Approx. 43.1 a. metres (464.3 sq. feet)



Ground Floor Sag. feet) Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 98.2 sq. metres (1057.3 sq. feet) Not to scale, for identification purposes only. Plan produced for Daniels Estate Agents

Plan produced using PlanUp.

01727 836561 www.daniels.uk.net sales@daniels.uk.net | lettings@daniels.uk.net 32 London Road, 52 Albans, Herts, AL1 1NG



Hatfield Road | St Albans | AL1 4UN







Property Description

One of just four brand new two bedroom town houses in this convenient courtyard style development within a mile of the City station with excellent local amenities immediately at hand including OFSTED rated excellent schooling. The property has accommodation thoughtfully arranged over three floors and will offer a heating system utilising solar power.

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).





Entrance Hallway Cloakroom Living/ Dining Room Kitchen First Floor Landing Bedroom One En-suite Shower Room Bathroom Utility Room Utility Room Storage Cupboard Second Floor Landing Bedroom Two Communal Garden Allocated Parking EPC rating B

Council tax band TBC

