

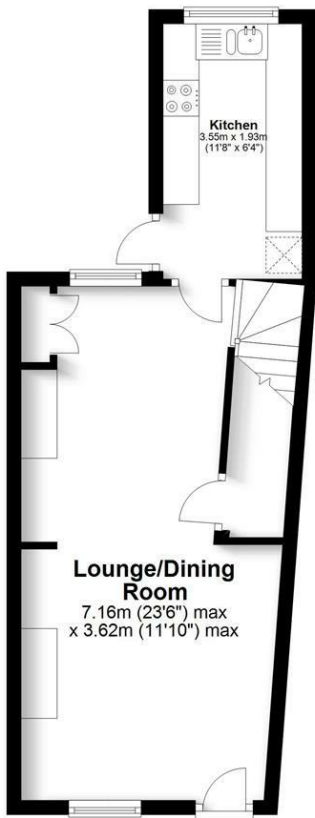


Bernard Street | St Albans | AL3 5QN

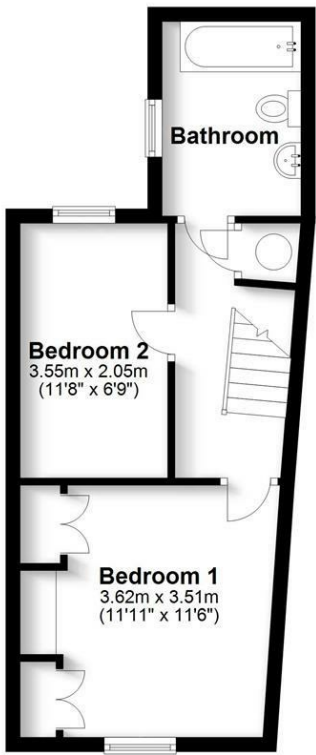
Unfurnished £1,750 PCM



Ground Floor
Approx. 33.1 sq. metres (356.2 sq. feet)



First Floor
Approx. 31.4 sq. metres (337.9 sq. feet)



Total area: approx. 64.5 sq. metres (694.1 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	63
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	





Property Description

A charming two bedroom Victorian cottage situated in the heart of the City centre in the conservation area only a short walk from the City station. The house is presented to good order with some original features throughout suiting a professional couple.



Living room/ diner

Useful storage shelving and storage to living room

Fitted kitchen with appliances

Under stairs cupboard

Shared access to private rear garden

Double master bedroom with built in cupboards

Further single/ study bedroom

Bathroom suite with shower

Gas central heating

City centre location

Council Tax band D

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 'Right Move' 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).

