

England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO2 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 CO2 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**

2 The Old Meeting House, Lower Dagnal Street, St. Albans  
 Total area: approx. 51.4 sq. metres (552.8 sq. feet)



**Ground Floor**  
 Approx. 51.4 sq. metres (552.8 sq. feet)







## Property Description

A two bedroom ground floor apartment conveniently situated in the conservation area just a few hundred meters from St Peters St with the City station and all amenities easily accessible. The Old Meeting House has been completely refurbished throughout and the apartments offer a very high standard of accommodation complete with allocated parking.

Communal entrance

Private inner hallway

Open plan living room/ kitchen

Luxury kitchen with integrated appliances

Master bedroom with built-in wardrobe

Second bedroom

Luxury bathroom with shower

Allocated off street parking

Council Tax band C

EPC rating band D



## 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).

