



Cassidy  
& Tate  
Your Local Experts

*High Street, Markyate, Hertfordshire, AL3 8PJ*  
*£725 PCM*



*A tasteful first floor flat situated close to good local amenities within the Hertfordshire village of Markyate. Offering a spacious double bedroom, shower room with separate wc, kitchen and lounge. Markyate is a popular Village providing a good selection of local amenities, pubs, bakery, a doctors surgery and a primary school, with the larger Towns of Harpenden and Dunstable only a short drive away. For the commuter Harpenden's railway station is approximately six miles away and if travelling by car, the M1 is approximately two and a half to three miles away. Available 5th June 2021. Unfurnished.*



### Introduction

Accommodation comprises: Communal Entrance, Lounge/Diner, Fitted Kitchen, Bedroom & Shower Room.

### Communal Entrance

Stairs to first floor. Meters. Carpet.

### Kitchen

Wall and base units with work surfaces over. One bowl stainless steel sink with drainer. Electric Oven. Electric Hob. Fridge/Freezer and Washing machine (by negotiation). Tiled floor. Window to rear aspect.

### Living/Dining Area

Open plan Living/Dining Area. Windows to front aspect. Carpet. Electric heating.

### Bedroom

Window to side aspect. Carpet. Electric Heater.

### Shower Room

Wash hand basin. Shower cubicle. Low Level WC. Tiled walls and flooring. Window to rear aspect. Electric Heater.

### Energy Performance Certificate:

### Permitted Costs

Once you have found a rental property of your preference, please enquire about the costs which will be applicable to this particular property. For full information on how these are calculated, please contact the office.

### Why Cassidy and Tate?

At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

### Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

### Council Tax Rating

### Council Tax Band

### Council Tax Charge

£



