

Seaman Close

, AL2 2NX



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£2,500 PCM

- Available NOW
- Three Bedrooms
- Semi Detached Home
- Newly Refurbished
- Bright & Spacious Living Room
- Modern Fully Fitted Kitchen
 - Rear Garden & Garage
- Driveway With Off Road Parking
 - Popular Location
 - Council Tax Band E





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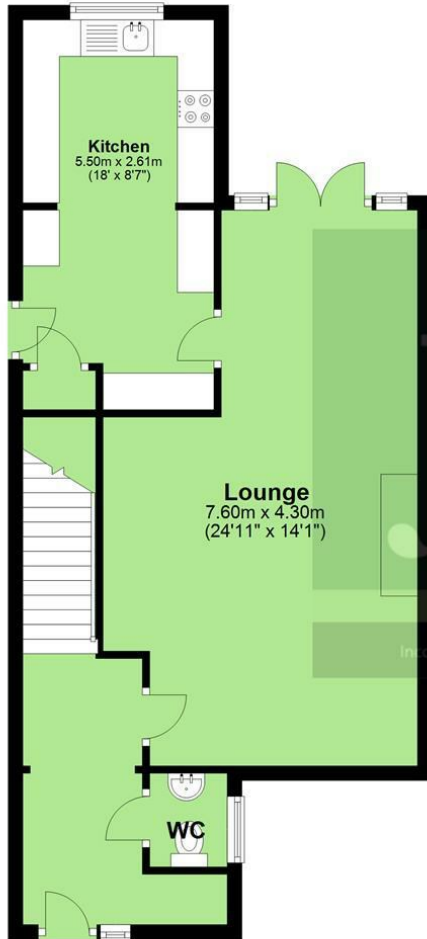
A NEWLY REFURBISHED THREE BEDROOM SEMI DETACHED FAMILY HOME situated in a quiet cul-de-sac close to local shops and excellent local schooling. The property further benefits from a large entrance hallway with downstairs WC, bright and spacious living room, modern fully fitted kitchen, three bedrooms and family bathroom, plus private garden and garage to the rear of the property along with a large driveway for several cars. Within walking distance of the Abbey Flyer train station and the main Thameslink station is within a circa 15 minute drive. There is also quick and easy access to the M25, M1, A1, A414 and A41 major road links. Unfurnished.

Available NOW

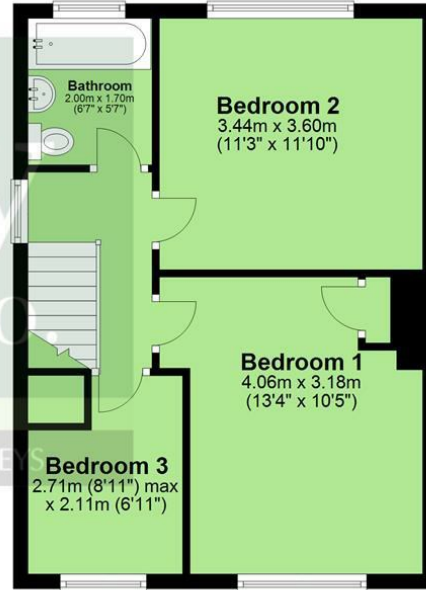
Five week deposit = £2884.00



Ground Floor
Approx. 53.8 sq. metres (579.4 sq. feet)



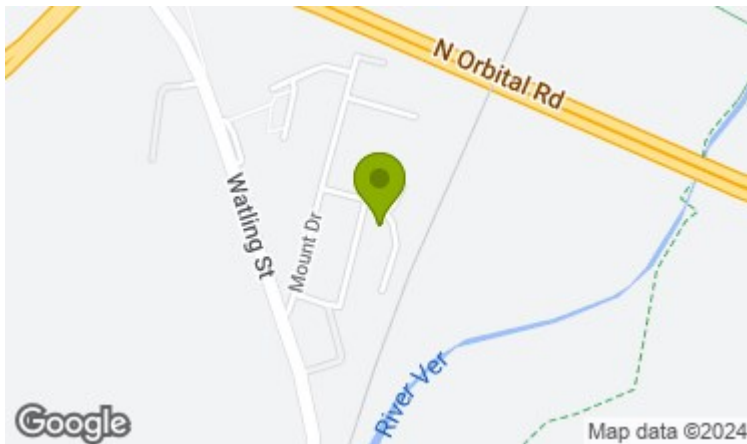
First Floor
Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 94.8 sq. metres (1020.4 sq. feet)



JW&Co St Albans
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.