Breakspear Avenue | St. Albans | AL1 5EL Unfurnished £2,950 PCM

Daniels Estate Agents

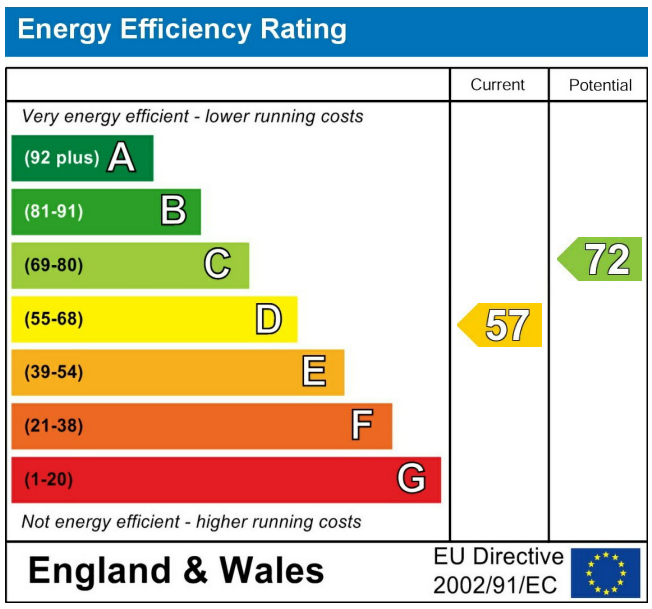


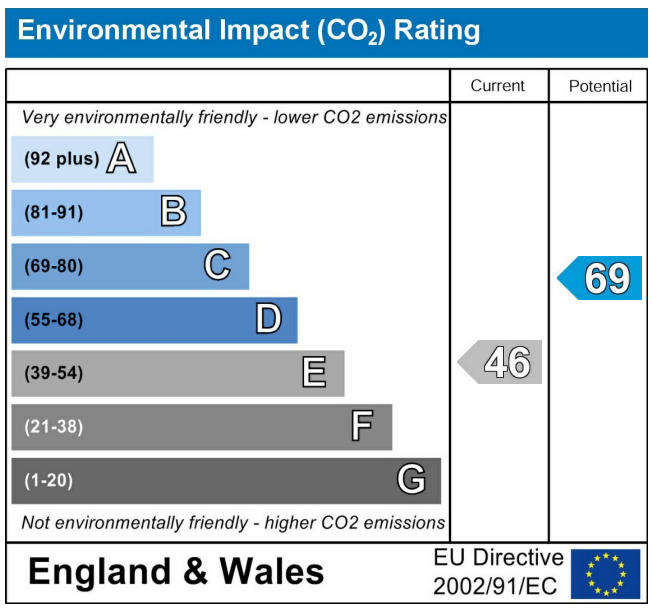


Total area: approx. 142.8 sq. metres (1537.5 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.

14 Breakspear Avenue, St. Albans





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Property Description

A well presented four bedroom semi detached home in a very convenient City centre location just a few hundred metres from the City station with the added benefit of a garage and off-street parking. The property offers excellent accommodation for a family whilst being convenient to all amenities and Ofsted outstanding rated schooling.

Private entrance hallway

Front living with fireplace

Second reception/ dining room with fireplace

Fitted kitchen with appliances

Large conservatory

Good sized rear garden with access to the garage

Two first floor double bedrooms with wardrobes

Further third single bedroom/ study

First floor family bathroom

Second floor master bedroom with en-suite shower

Driveway parking

Gas central heating

EPC rating D

Council Tax 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 'Rightmove Referencing' who will carry out the referencing and a credit check process on our behalf, you will need to pay 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 the deposit less the holding deposit (five weeks' rent in total).















