



## FLAT 16 CLARENCE COURT

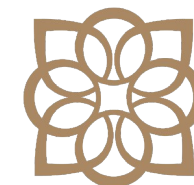
ST ALBANS, AL1 4HY

£1,575 PER MONTH

Welcome to this charming flat located at 134 Hatfield Road in the heart of St Albans, Hertfordshire. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Spanning approximately 420 square feet, the flat features a well-designed layout that maximises space and functionality. The reception room is inviting and provides a lovely area for relaxation or entertaining guests. The bedroom is a peaceful retreat, offering a comfortable space for rest and rejuvenation. The bathroom is well-appointed, ensuring all your needs are met.


Situated in a vibrant area, this flat benefits from excellent local amenities, including shops, cafes, and parks, all within easy reach. St Albans is known for its rich history and beautiful architecture, providing a charming backdrop for your new home. Additionally, the property is well-connected to public transport, making commuting to London and other nearby areas straightforward.



LOTUS  
LIVING



**EPC Rating: D    Council Tax Band: C**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lotus Living  
 Cardinal Point  
 Park Road  
 Rickmansworth  
 WD3 1RE

0203 633 2755  
 admin@lotusliving.co.uk  
 www.lotusliving.co.uk

