Catherine Street | Hertfordshire | AL3 5BP

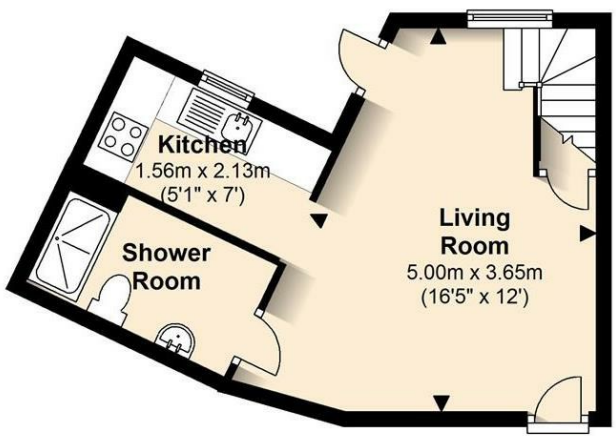
Unfurnished £1,350 PCM

Daniels Estate Agents



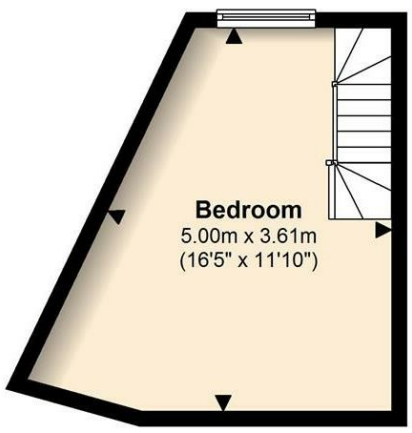
Ground Floor

Approx. 27.5 sq. metres (296.3 sq. feet)



First Floor

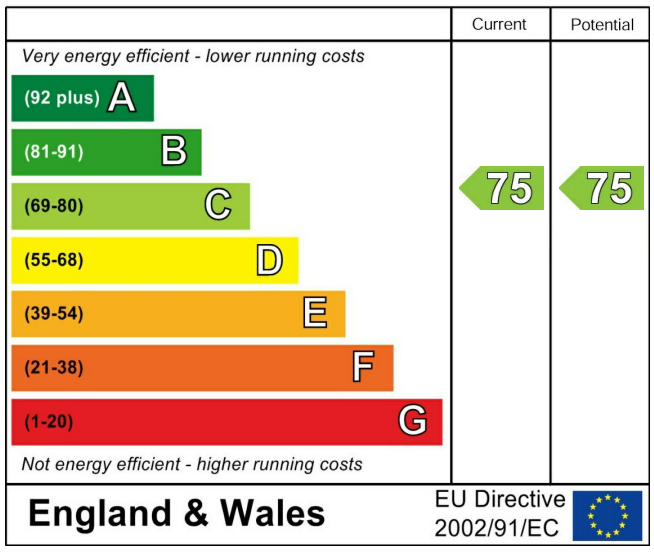
Approx. 18.4 sq. metres (198.2 sq. feet)



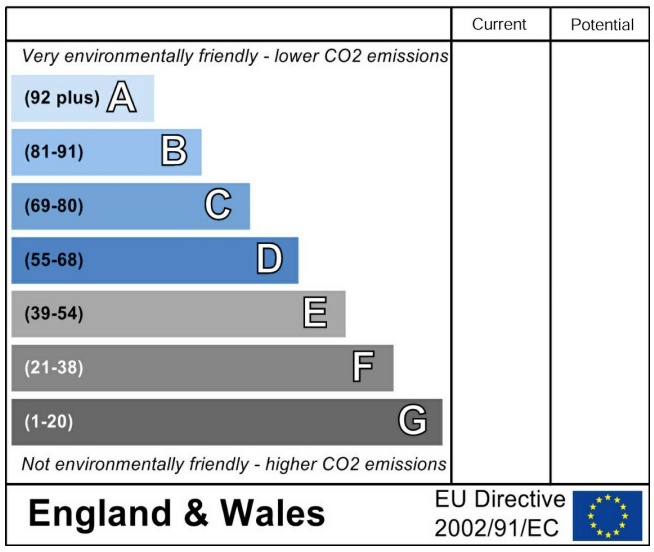
Total area: approx. 45.9 sq. metres (494.5 sq. feet)

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

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



01727 836561
www.daniels.uk.net
sales@daniels.uk.net | lettings@daniels.uk.net
32 London Road, St Albans, Herts, AL1 1NG

Daniels Estate Agents







Property Description

A converted one bedroom split level flat within this Victorian building in the heart of the City centre only a short distance from shopping facilities and the mainline station. The property has been refurbished to a good standard which includes a small private patio area suiting a professional person/couple.

Private entrance

Good sized living room

Modern fitted kitchen with appliances

Modern ground floor shower suite

Private rear patio area

First floor double bedroom

Gas central heating

Permit parking

Council Tax band C

EPC rating band C

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 'Right Move' 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).







