Hatfield Road | St. Albans | AL1 4FP

Unfurnished £2,250 PCM

Daniels Estate Agents



## First Floor

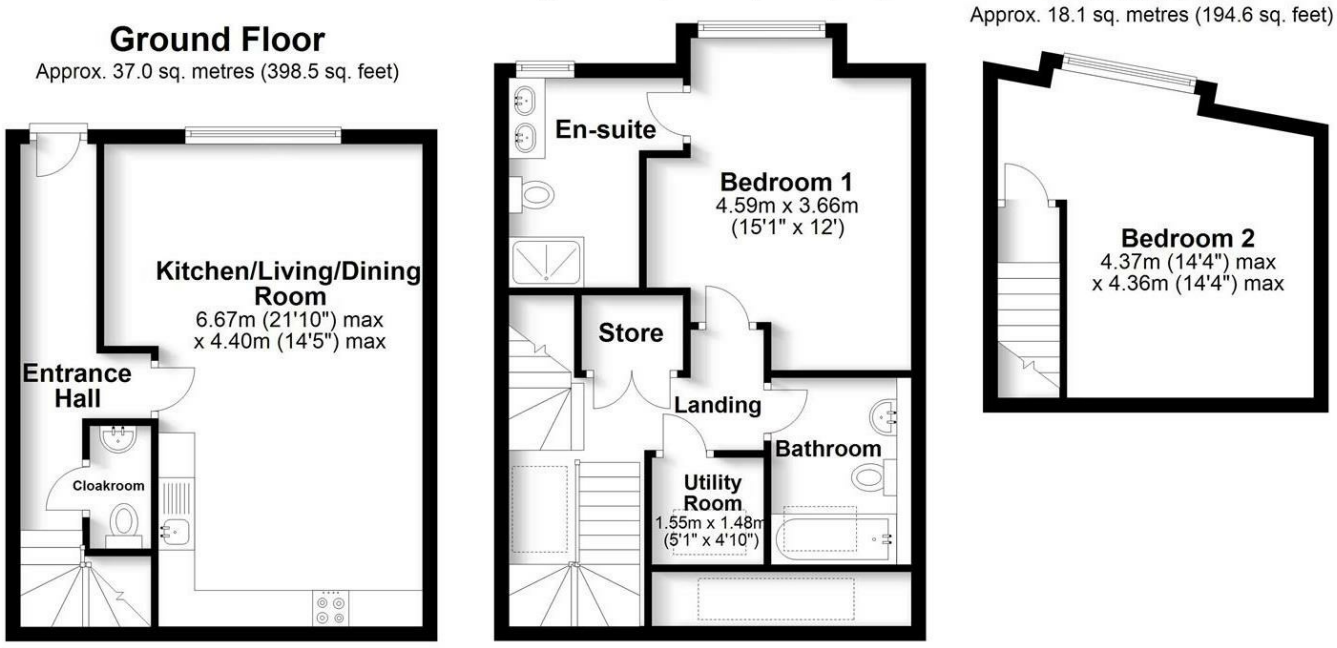
Approx. 43.1 sq. metres (464.3 sq. feet)

## Second Floor

Approx. 18.1 sq. metres (194.6 sq. feet)

## Ground Floor

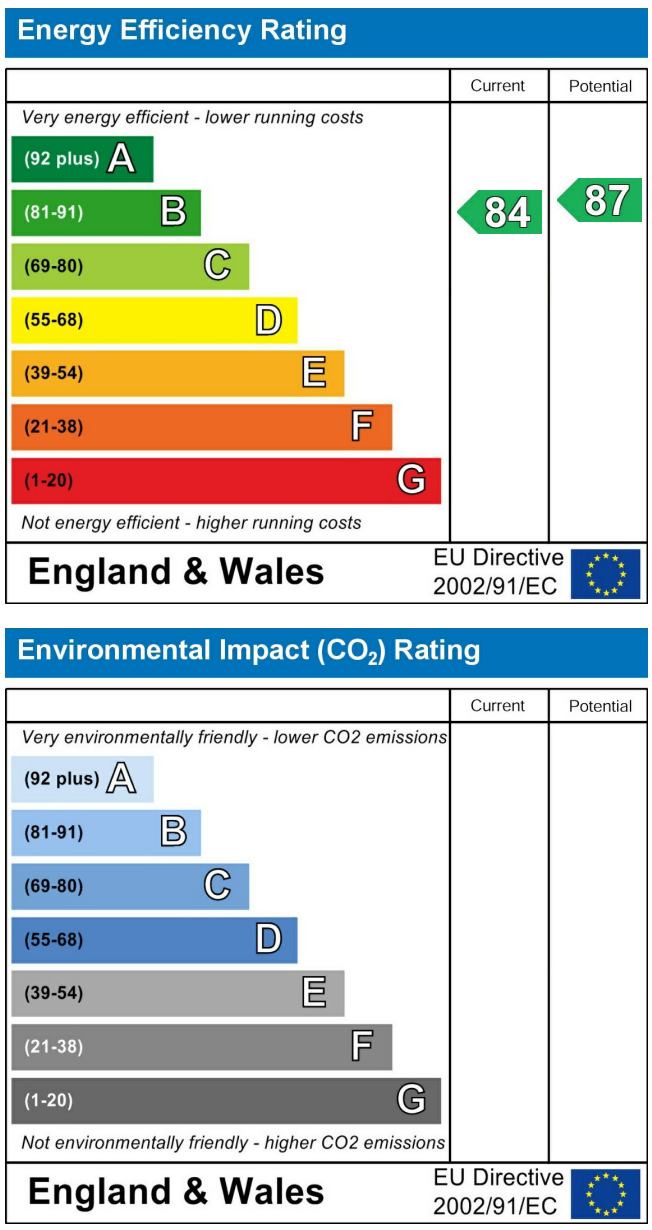
Approx. 37.0 sq. metres (398.5 sq. feet)




Total area: approx. 98.2 sq. metres (1057.3 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents

Plan produced using PlanUp.








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## Property Description

A beautifully designed town house set over three floors, within a mile of City Station. Offering two bedrooms, modern living space, and a high quality finish throughout, this home combines convenience with contemporary style. The property benefits from a solar heating system, excellent local amenities and access to excellent Ofsted rated schools.

Entrance Hallway

Cloakroom

Living/Dining Room

Modern fitted kitchen with appliances

Bedroom One

En-suite Shower Room

Bathroom

Utility Room

Storage Cupboard

Bedroom Two

One Allocated Parking Space

EPC rating band B

Council Tax band TBC

## 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).















