

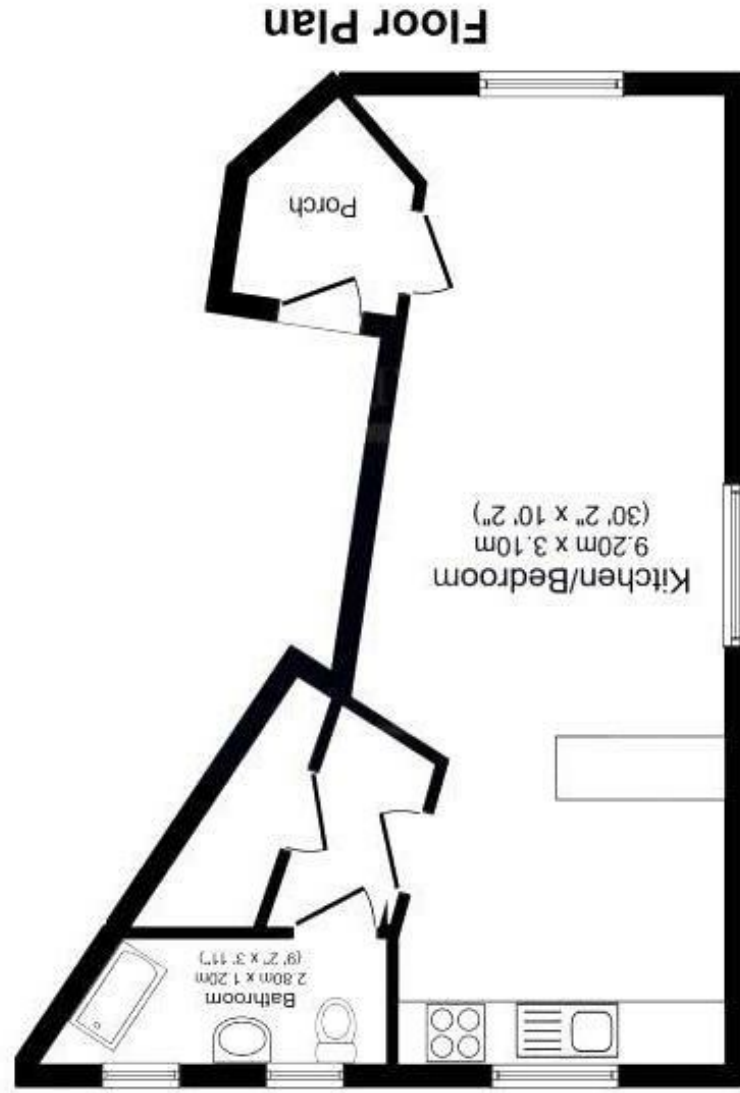
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating

Total floor area 40.0 sq. m. (431 sq. ft.) approx
 This plan is for illustration purposes only and may not be representative of the property.
 Plan not to scale.





Property Description

A newly re-decorated first floor studio apartment located in the heart of St Albans City Centre surrounded by an excellent selection of restaurants, cafés and high street shops with the mainline train station all within easy walking distance. This bright and airy home also benefits from a south west facing private balcony, offering a pleasant outdoor space to enjoy the afternoon sun. Ideally suited to a professional person seeking modern living in quality accommodation in a prime location.



- Freshly painted throughout
- Secure communal entrance
- Inner hallway
- Open plan studio living area
- Fitted kitchen and appliances
- Private balcony – a rare outdoor space in the city
- Additional loft space – perfect for extra storage
- Separate bathroom
- Council Tax band B
- EPC rating 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 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).

