



**1 Bed Apartment  
located in St Albans Road East**



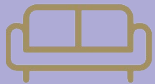
The Parade  
St Albans Road East  
Hatfield  
AL10 0EY



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#### COMMUNAL ENTRANCE

Stairs leading to second floor, front door opening into:

#### LOUNGE

14'10" x 9'7"

Wall mounted electric heater, open plan to:

#### KITCHEN

8'7" x 6'7"

Range of wall and base units, work surfaces, stainless steel sink, tiled splashback, Lamona electric oven with integrated hob and extractor hood above, Candy washing machine, Candy freestanding fridge/freezer, double glazed windows to rear.

#### SHOWER ROOM

6'7" x 5'8"

White three piece suite comprising toilet with top push flush, pedestal sink with single taps, enclosed shower cubicle with wall mounted shower, tiled floor and walls, heated towel rail, extractor fan, obscure double glazed window to rear.

#### BEDROOM

18'4" x 8'2" narrowing to 6'3"

Wall mounted electric heater, two double glazed windows to front.

#### AGENT NOTES

Holding Deposit - £271

Dilapidations Deposit - £1,355

Tenancy Term - Monthly Periodic Tenancy

EPC Rating - E

Council Tax Band A - Welwyn & Hatfield Council


#### Property Mis Descriptions Act

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.

£1,150 PCM

One bedroom top floor flat located above shops on St Albans Road being walking distance to Hatfield Station. The property benefits lounge, newly fitted kitchen, shower room and double glazed throughout. The property is available 14th July & unfurnished. Viewings highly recommended!



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>		
(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	

## DIRECTIONS

## CONTACT

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