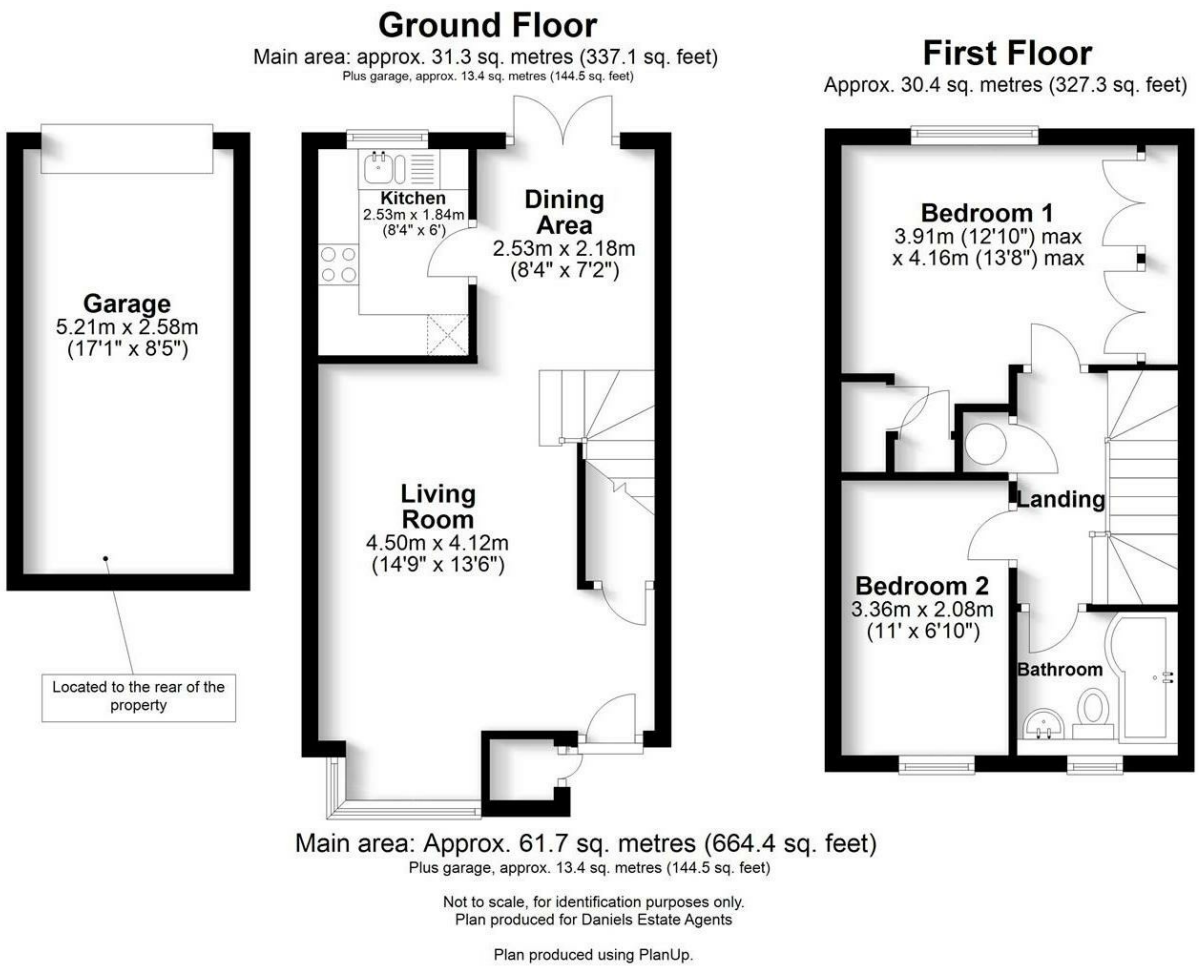
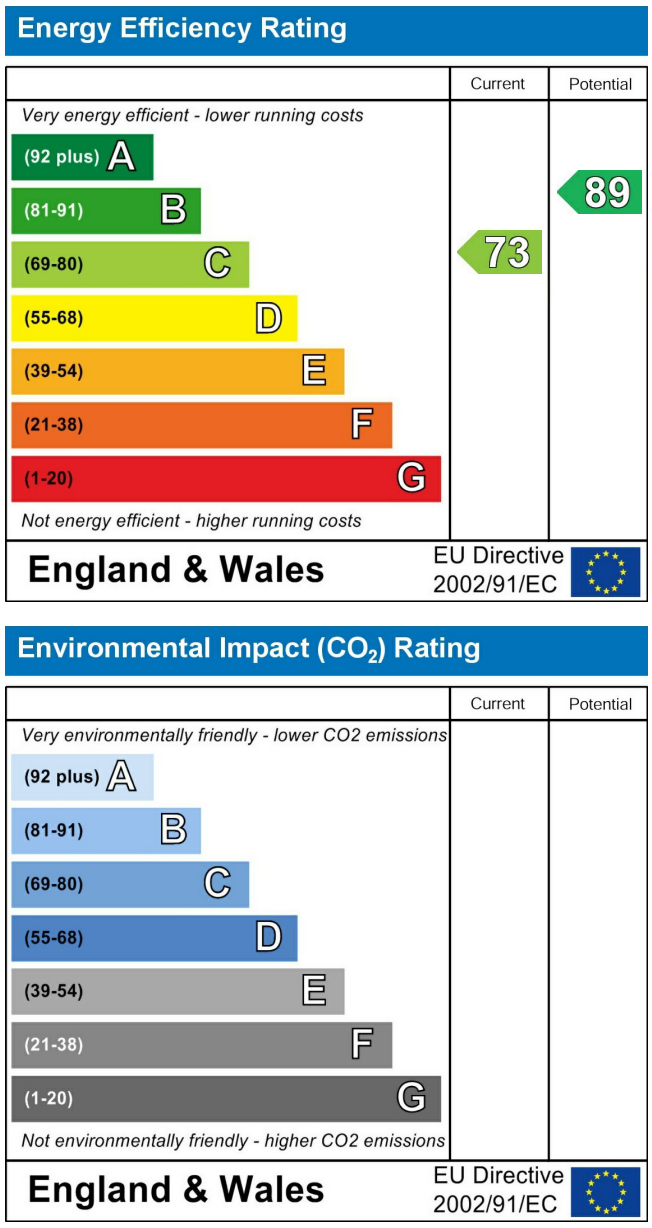
# De Tany Court | St Albans | AL1 1TT

## Unfurnished £2,150 PCM

Daniels
Estate Agents





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## Property Description

An attractive two bedroom modern house with private landscaped garden and garage in this popular City centre development just a short walk of Verulamium park, Westminster Lodge sports centre and both the mainline and Abbey branch line stations. In addition to residents permit on-street parking, the property benefits from a private parking space. The spacious accommodation is well presented and will suit a professional person or couple.

Living room & dining room

Modern kitchen with integrated appliances

Staircase & landing

Master bedroom with built in wardrobes

Second bedroom

bathroom suite

Gas central heating

Double glazed windows & French doors

Landscaped rear garden

Brick built single garage with light & power

Private parking space to the rear

Tranquil and quiet location

EPC Rating Band C

Council Tax: Band D

## 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).