



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Linden Court, Milton Road, AL5 5LR
£1,750 Per Month

AVAILABLE - 21ST APRIL 2025
UNFURNISHED

A deceptively spacious and well-presented two bedroom end of terrace home in a superb central location within easy reach of the station and high street.

The accommodation comprises entrance porch, cloakroom, living room, dining room and fitted kitchen on the ground floor. The first floor provides two double bedrooms and a bathroom.

Externally, there is a delightful private and secluded south westerly garden, residents parking permits issued by the council are required to park in the road which can be applied for once you have moved into the property.

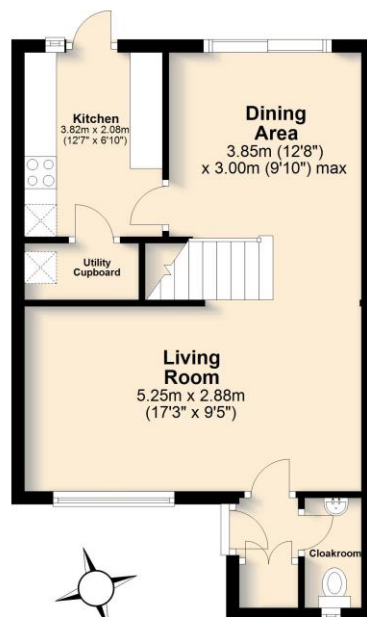
Council Tax Band: D
EPC Rating: D
Holding Deposit: £403.84
Security Deposit: £2,019.20

TENANT GUIDELINES:

If you would like to rent this property we require our reservation form, ID, holding deposit form and one weeks rent as a holding deposit, which will contribute to your first month's rent. If you require further information, please call the lettings team or visit our website bradfordandhowley.com

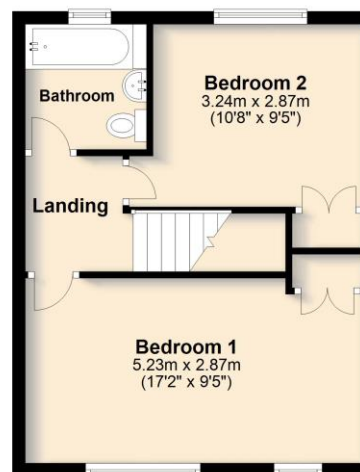
Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.3 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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