



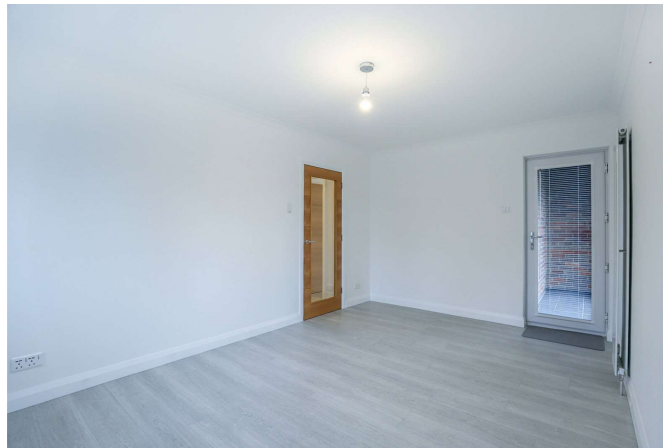
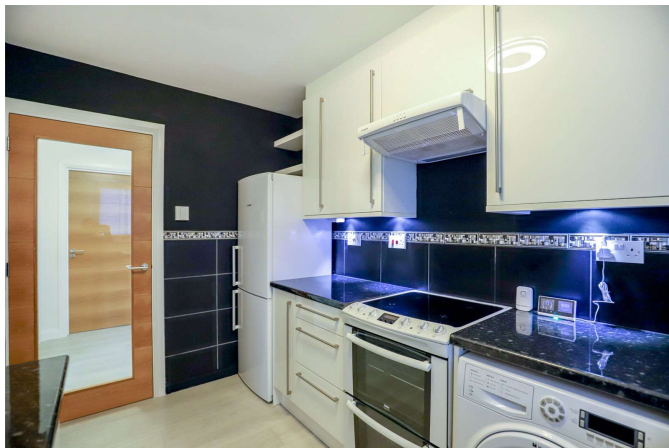
Bryant Court, Hollybush Lane, Harpenden, AL5 4BH

Available Immediately

A beautifully presented TWO BEDROOM ground floor apartment, that has been subject to considerable investment and offers high specification accommodation throughout.

The property benefits from a dual aspect living room, two bedrooms, access to a terrace from the living room, plus a kitchen and shower room. In addition, there are communal grounds and an allocated parking space.

Bryant Court is located on Hollybush Lane, which is a level walk to Harpenden town centre and provides easy access to popular local schools.



ACCOMMODATION

Entrance Hall

Laminate flooring, radiator, storage cupboard, entry phone system.

Kitchen

Fitted with a range of base and eye level units, heated towel rail, window to side, boiler, sink, Hotpoint washing machine, Bosch dishwasher, fridge/freezer, glazed door to hallway.

Living Room

Dual-aspect room with laminate flooring, radiator, windows with blinds, additional feature radiator, door to:

Bedroom One

Carpeted room with triple aspect, radiator, wardrobes.

Bedroom Two

Dual aspect room, radiator, laminate flooring.

Shower Room

Comprising shower, WC, wash-hand basin, heated towel rail, window to side, mirror with light.

EXTERIOR

Communal Grounds

Attractive communal grounds.

Parking

Allocated parking space.



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 01582 769966 or visit our website bradfordandhowley.com

PROPERTY INFORMATION

Council Tax Band: C
12 Month Tenancy
Deposit - £1,615.38

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Ground Floor

Approx. 54.6 sq. metres (587.2 sq. feet)



Total area: approx. 54.6 sq. metres (587.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
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. We have not tested any of the services, equipment or fittings. No persons 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 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 price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley

**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

bradfordandhowley.com

[@Bradford_Howley](https://twitter.com/Bradford_Howley)

[BradfordandHowley](https://www.facebook.com/BradfordandHowley)

42 High Street
Harpenden
Herts
AL5 2SX
harpenden@bradfordandhowley.com

Call us on
01582 769966

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		88	72
England, Scotland & Wales			