



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

6 Wycombe Place, St. Albans, AL4 9RH
£1,800 Per Month

AVAILABLE NOW

Situated within walking distance of Sandringham School, is this well-presented and thoughtfully updated three bedroom maisonette.

This property offers a perfect blend of affordability and comfort, ideal for families or professionals seeking a spacious living space within a central location. The interior is well-lit, creating a bright and welcoming atmosphere throughout the home.

Internally the accommodation is arranged over two floors with a light and airy open plan sitting/dining space, a fully fitted kitchen and a guest cloakroom located just off the hallway.

The first floor offers three bedrooms all of which are served by a family sized bathroom.

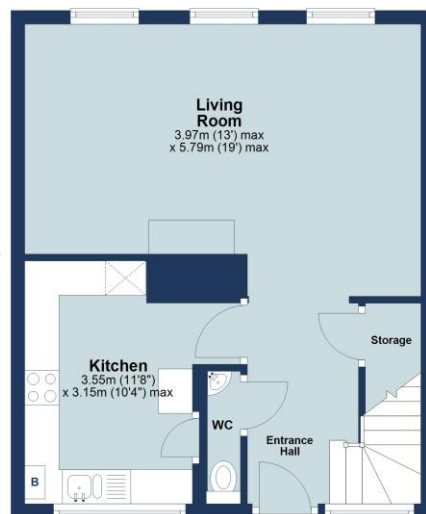
Don't miss out on the opportunity to make this property your new home. Contact us today to arrange a viewing and see for yourself the potential this property has to offer.

Council Tax Band: C
EPC Rating: D
Holding Deposit £415.40
Security Deposit £2,077

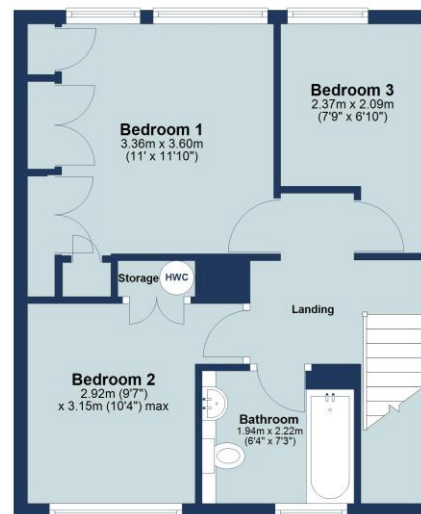
TENANT GUIDELINES:

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

First Floor
Approx. 40.6 sq. metres (437.0 sq. feet)



Second Floor
Approx. 40.5 sq. metres (436.5 sq. feet)



Total area: approx. 81.1 sq. metres (873.5 sq. feet)

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 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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