



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

Bell View, St Albans, AL4 0SQ
£1,950 Per Month

AVAILABLE 23RD JULY 2024

This three bedroom property is offered for let on an unfurnished basis. The well planned accommodation is arranged over two floors enjoying a spacious living room, a kitchen / breakfast room and conservatory on the ground floor.

On the first floor there are three bedrooms, a stylish en-suite to the master and a separate family bathroom. Externally the property benefits from a driveway to the front providing off street parking, a single garage and an east facing rear garden.

Bell View is ideally located within walking distance of well-regarded schools to include Beaumont secondary school, there are also a number of day to day amenities found close by on Hatfield Road along with a regular bus service to St Albans mainline station and city centre.

Council Tax Band: E
EPC Rating: C
Holding Deposit £450.00
Security Deposit £2,250.00

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



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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