



Admirals Walk, St Albans, AL1 5SF

AVAILABLE FEBRUARY 2024

Located in a popular family, friendly area is this spacious four double bedroom detached house providing versatile accommodation arranged over two floors.

The property has been recently redecorated and has had the benefit of new carpets. There is a spacious open plan kitchen/diner which opens directly onto the rear garden, a generous sized living room and the master bedroom enjoys an en-suite shower room.

From a practical family purpose, there is a utility room with direct access onto the garden, a separate storage area, driveway, and a garage. The property has a rear garden, and a gardener is included in the monthly rent.

Admirals Walk is approximately one mile from the city centre, the mainline station is easily accessible and there are a number of schools close by.

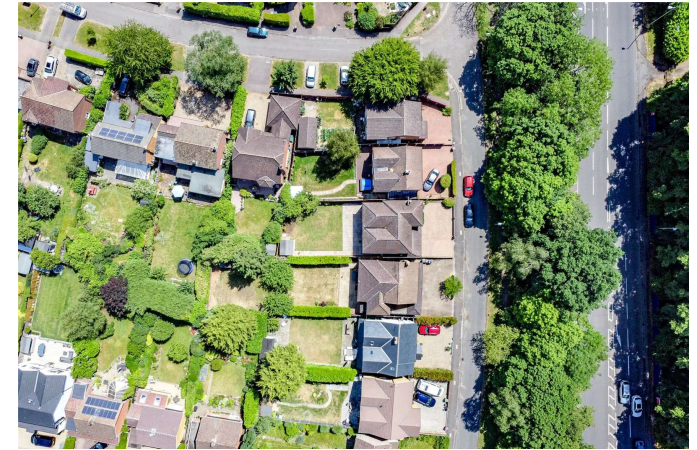


ACCOMMODATION

Entrance
Entrance Hall
Cloakroom
Study / Store
Living Room
Family Room
Kitchen/Diner
Utility Room
FIRST FLOOR
Landing
Bedroom One
En-suite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom
EXTERIOR
Driveway
Rear Garden
Garage

AGENTS NOTE

There is a provision for EV charging but the charging unit to be supplied by the tenant.



PROPERTY INFORMATION

Council Tax Band: E
Holding Deposit: £807.69
Security Deposit: £4,038.46

Tenant Guidelines

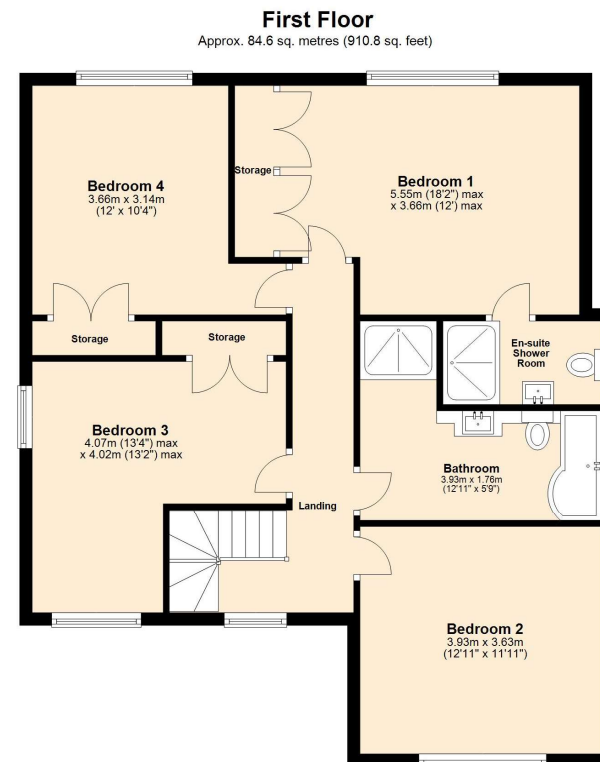
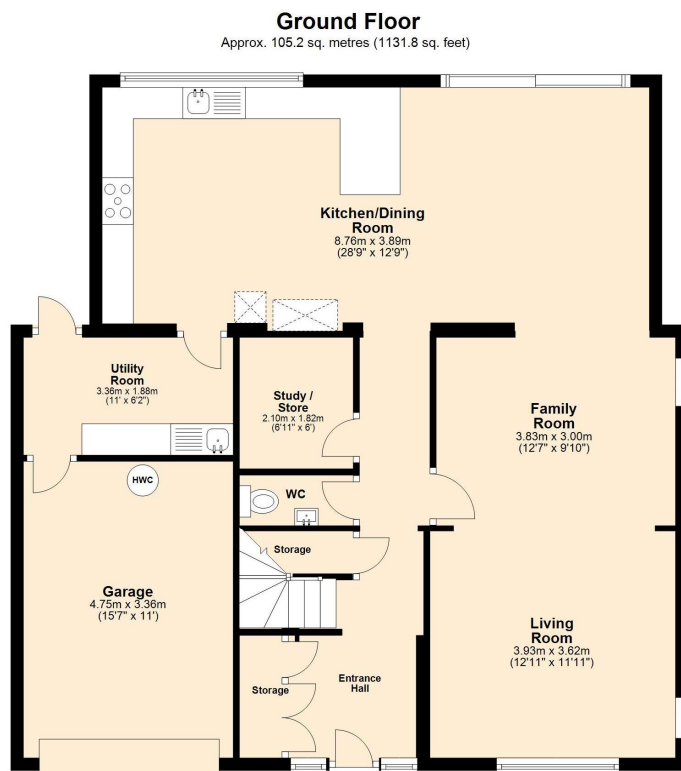
If you would like to rent this property we require our reservation form, ID, holding deposit form and one weeks rent as a holding deposit, which will contribute to your first month's rent. If you require further information, please call 01727 898155 or visit our website bradfordandhowley.com.

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.



Total area: approx. 189.8 sq. metres (2042.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Eaves not included in total floor area.
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 have 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.

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