



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

The Mansards, Avenue Road, AL1 3QX

£1,525 PCM

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Available From 25th September 2023

A stylishly presented two bedroom first floor apartment situated within a prime area and central location that provides a short walk to the vibrant city centre, mainline railway station and excellent local schools.

The property enjoys a welcoming entrance hall with security entry phone system, bright and airy living room, contemporary kitchen with breakfast bar, two bedrooms and an attractive white bathroom suite.

Outside, there are well tended communal gardens, the property benefits from one allocated parking space and further visitor spaces and would make an ideal home for a busy London commuter.

ACCOMMODATION

Entrance Hall
Living Room
Kitchen
Bedroom One
Bedroom Two
Bathroom
EXTERIOR
Communal Gardens

Parking

One allocated space.

TENANTS 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.

PROPERTY INFORMATION

Council Tax Band: D

Holding Deposit: £351.92

Security Deposit: £1,759.62

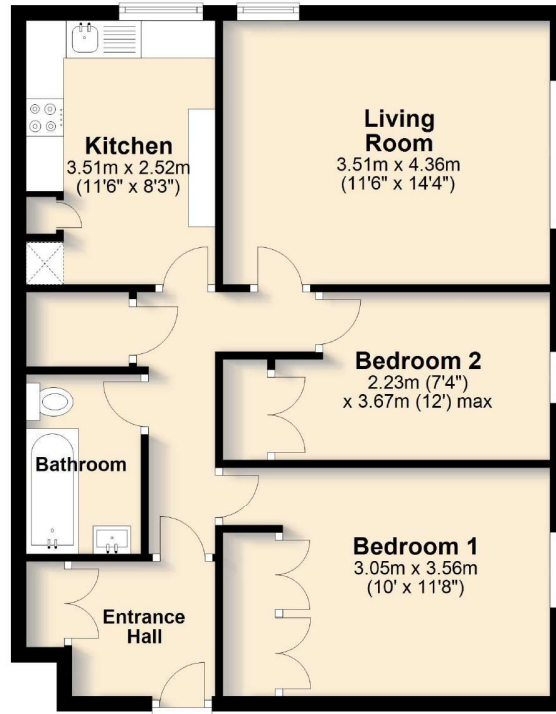
Viewing Information

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.

Floor Plan
Approx. 62.3 sq. metres (671.0 sq. feet)



Total area: approx. 62.3 sq. metres (671.0 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.

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