



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

The Mansards, Avenue Road, AL1 3QX
£1,650 Per Month

AVAILABLE 1st October 2024

This stylishly presented two bedroom ground floor apartment is situated within a prime and central location providing just 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, two bedrooms with fitted wardrobes and an attractive white bathroom suite.

Outside there are well tended communal gardens and benefits from a single garage en-bloc and it's an ideal home for a busy London commuter.

Council Tax Band: D

EPC Rating: C

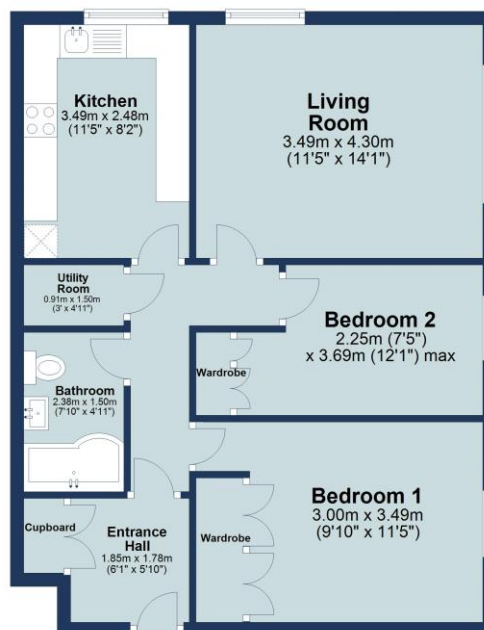
Holding Deposit £380.76

Security Deposit £1,903.84

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.

Ground Floor
Approx. 61.0 sq. metres (656.1 sq. feet)



Total area: approx. 61.0 sq. metres (656.1 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.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

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

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

01727 898150
stalbans@bradfordandhowley.com
8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com