



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

Eastfield Court, St. Albans, AL4 9JL

£1,400 PCM

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AVAILABLE Mid October

A part furnished two bedroom home located in a popular cul-de-sac within the Jersey Farm area.

This property enjoys a good size living room, kitchen / dining area and conservatory. Upstairs there are two good sized bedrooms, a bathroom and there is a garden to rear.

Jersey Farm is conveniently located close to many highly regarded schools and with a local parade of shops that include a Tesco Express and various takeaway.

ACCOMMODATION

Entrance Porch

Living Room

Kitchen

Conservatory

FIRST FLOOR

Bedroom One

Bedroom Two

Bathroom

EXTERIOR

Front

Rear

PROPERTY INFORMATION

Council Tax Band: D
Holding Deposit: £323.08
Security Deposit: £1,615.38

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

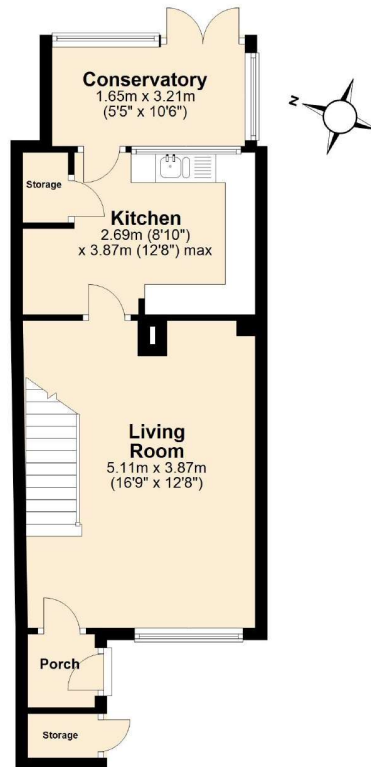
BY APPOINTMENT ONLY THROUGH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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.

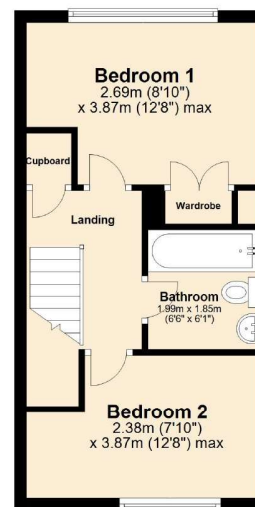
Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



Total area: approx. 68.2 sq. metres (734.2 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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