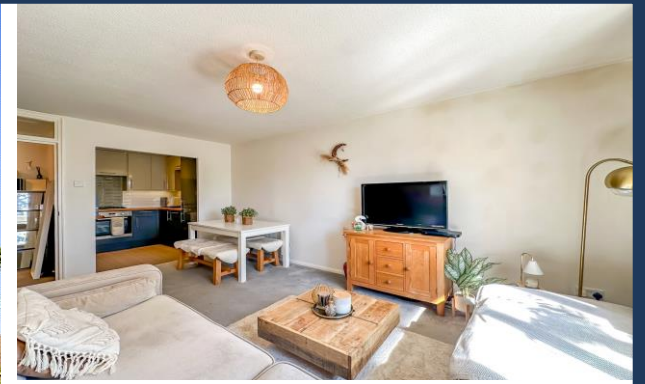




**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Canterbury Court, Battlefield Road, AL1 4DX
£1,375 Per Month

AVAILABLE NOW

A first floor apartment in a sought after location within walking distance to both the mainline train station and the city centre.

The accommodation briefly comprises, entrance hall, large open plan living room and modern kitchen which has been refitted, bedroom and bathroom. The property also benefits from an allocated covered carport.

Canterbury Court is located on Battlefield Road, a highly prized residential address ideally positioned within walking distance of the mainline station with regular trains into London St Pancras and beyond, St Albans city centre and well regarded schooling.

Council Tax Band: C

EPC Rating: C

Holding Deposit: £317.30

Security Deposit: £1,586.50

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.

First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 42.1 sq. metres (452.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Total floor area does not include a garage.
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.

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