



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

Summerhill Court, Avenue Road, AL1 3PX
£2,100 Per Month

AVAILABLE FROM 1ST
SEPTEMBER

This centrally located three bedroom ground floor flat enjoys direct access to communal gardens from the dining room and has the added benefit from residents parking on a first come first served basis and a single garage en-bloc.

The bright and airy accommodation enjoys well-proportioned rooms with a modern fitted kitchen, large living room and a separate dining area.

The development is surrounded by well-tended communal gardens for residents to use. The mainline station, the city centre and well regarded schooling are all within walking distance.

Council Tax Band: D
EPC Rating: C
Holding Deposit £484.61
Security Deposit £2,423.05

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. 94.0 sq. metres (1011.5 sq. feet)



Total area: approx. 94.0 sq. metres (1011.5 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.

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