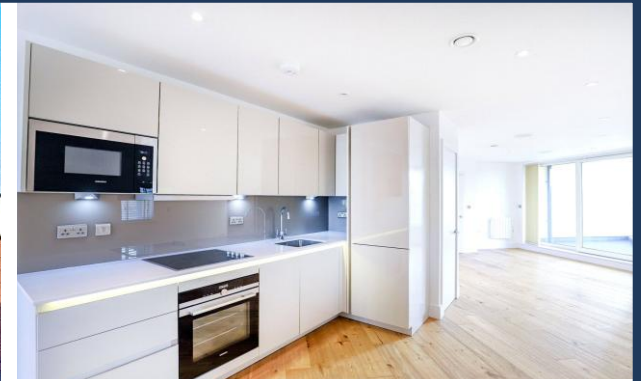




**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Butlers Yard, Drovers Way, AL3 5FA
£1,800 Per Month

A luxurious first floor, two double bedroom flat situated in the heart of St Albans.

Upon entering the building there is the benefit of a lift to all floors. The flat itself is well proportioned throughout along with the wonderful addition of a private balcony, en-suite bathroom, and high-end appliances throughout.

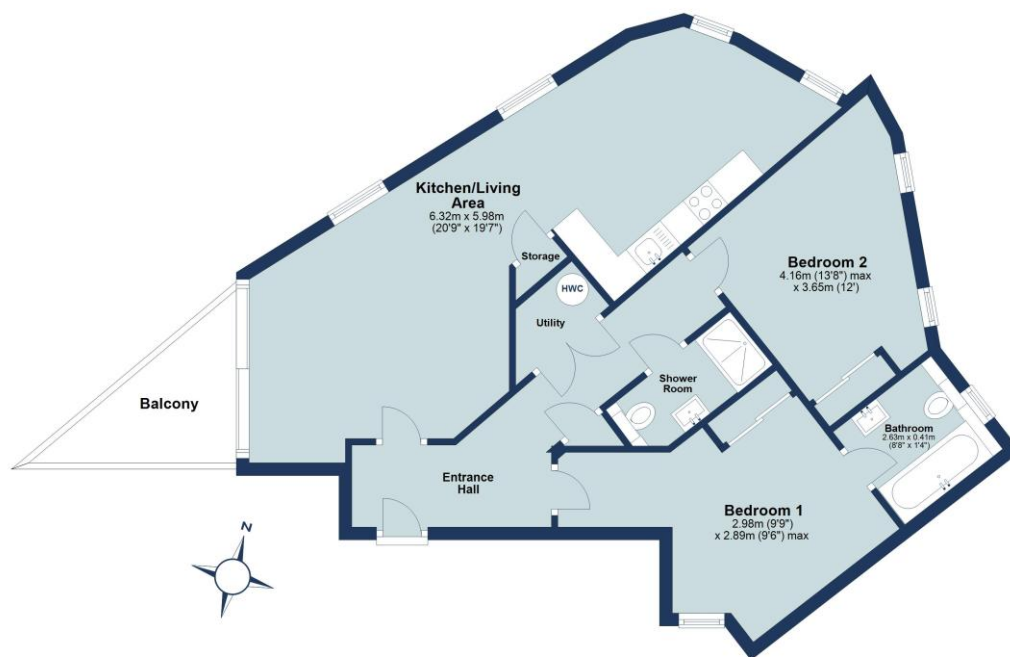
Butlers Yard is conveniently located in the heart of the city centre with a wide range of restaurants, bars, shopping and leisure facilities and the mainline railway station right on your doorstep.

Council Tax Band: D
EPC Rating: C
Holding Deposit: £415.38
Security Deposit: £2076

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. 69.5 sq. metres (748.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 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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