



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

36 Benedictine Place, St. Albans, AL1 1LB
£1,450 Per Month

Available 1st August 2025

Located in the heart of St Albans city centre is this incredibly spacious one double bedroom ground floor luxury apartment.

The property is available fully furnished and enjoys the added benefit of a resident's on-site gymnasium and underground parking.

The property is in excellent condition throughout with a stylish modern kitchen, bathroom, en-suite, and the living room enjoys generous proportions.

Benedictine Place is located on London Road with all amenities on your doorstep and the mainline station is only a short walk away with regular trains into London St Pancras.

Council Tax Band: D

EPC Rating: D

Holding Deposit: £334.61

Security Deposit: £1,673.05

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. 72.7 sq. metres (782.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Office and Garden Store are included in the total floor area.
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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