



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

Faulkner Court, St. Albans, AL1 4EJ
£1,400 Per Month

AVAILABLE NOW

Located in the heart of Bernards Heath is this one bedroom first floor flat forming part of a small purpose built development and benefitting further having residents parking.

The green open spaces of Bernards Heath are just around the corner and there is a local coffee shop, friendly pub, and neighbourhood shop all within easy walking distance.

Bernards Heath is a popular and friendly residential area within easy access of the mainline station and city centre.

Council Tax Band: C
EPC Rating: C
Holding Deposit £323.07
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 the lettings team or visit our website bradfordandhowley.com.

First Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



Total area: approx. 45.8 sq. metres (493.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Total floor area includes the garage and office.
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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