



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

Old Mile House Court, St. Albans, AL1 1AR
£1,750 Per Month

Available Now - Unfurnished

A spacious two bedroom first floor apartment located to the southeast side of St Albans close to the vibrant city centre, mainline railway station and excellent local schools.

The property comprises a dual aspect kitchen/living area, main bedroom with built in wardrobes and en-suite, additional double bedroom, bathroom, and a large storage cupboard.

Externally, the property benefits from an allocated parking space, visitors parking and well-tended communal gardens. The property would make an ideal home for a busy London commuter with the mainline station approx. 1.2 miles away.

Council Tax Band: E

EPC Rating: B

Holding Deposit £403.84

Security Deposit £2,019.20

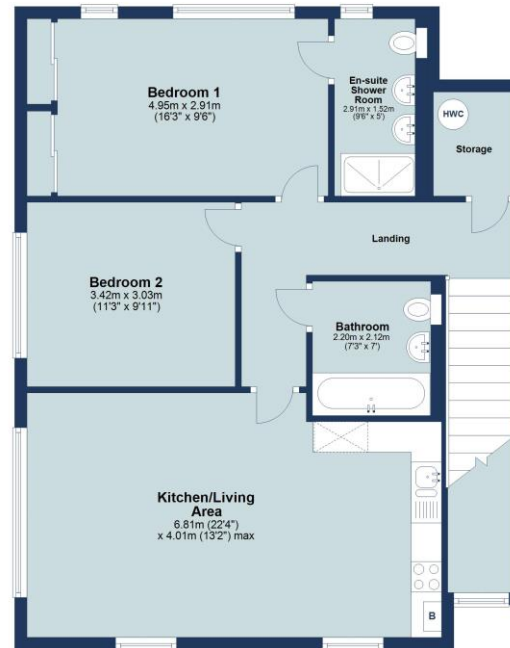
TENANT GUIDELINES:

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. 2.7 sq. metres (28.9 sq. feet)



First Floor
Approx. 78.7 sq. metres (847.1 sq. feet)



Total area: approx. 81.4 sq. metres (876.0 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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