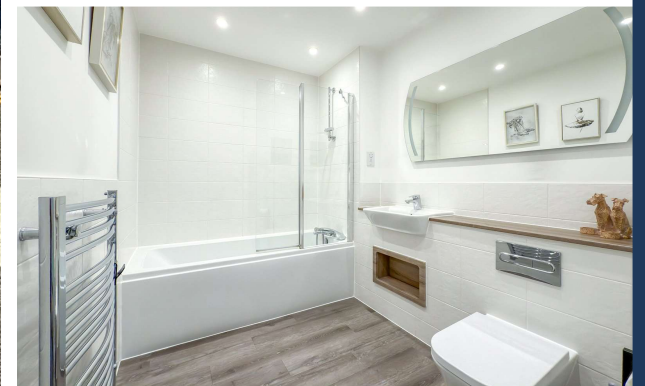




**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Hansell Gardens, Sutton Road, AL1 5GF
£1,700 Per Month

Situated to the east of the city is this bright and open-space ground-floor apartment. This property would make for a great first-time purchase or an investment opportunity.

The open plan living/kitchen room presents a wonderful space for those looking to curate a homely space. The modern-fitted kitchen is complemented by space for a dining area, perfect for hosting guests. The living area has a wonderfully bright and airy feel to it, accompanied by large windows and a door opening out onto a patio area. To the front of the property is a modern bathroom and mezzanine bedroom overlooking the spacious open plan setting.

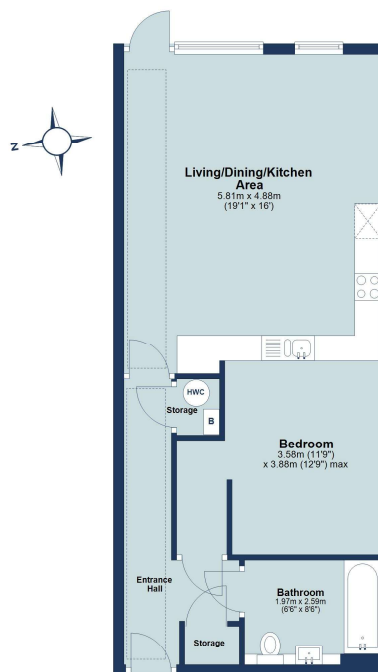
Hansell Gardens is conveniently located nearby a range of amenities, including a supermarket, independent restaurants and schooling. The mainline station and city centre are just a short drive away, making this an ideal home for commuters.

Council Tax Band: C
EPC Rating: E
Holding Deposit - £392.30
Security Deposit - £1961.50

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. 56.4 sq. metres (606.7 sq. feet)



Total area: approx. 56.4 sq. metres (606.7 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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