



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

Brooklands Court, Hatfield Road, AL1 3NS
£1,550 Per Month

Available Now
(£50 Per Month for Water)

Located in the heart of central St Albans, is this two bedroom first floor apartment forming part of a purpose built residential development. The property is ideally located within walking distance of the mainline station, making this ideal for a busy London commuter. The city centre with its wide variety of shops, restaurants and leisure facilities are just a short stroll away.

The property enjoys two well-proportioned bedrooms, a modern kitchen/breakfast room, a separate living room and an attractive white bathroom suite.

Brooklands Court is surrounded by well-tended communal areas and there is both resident and visitor parking.

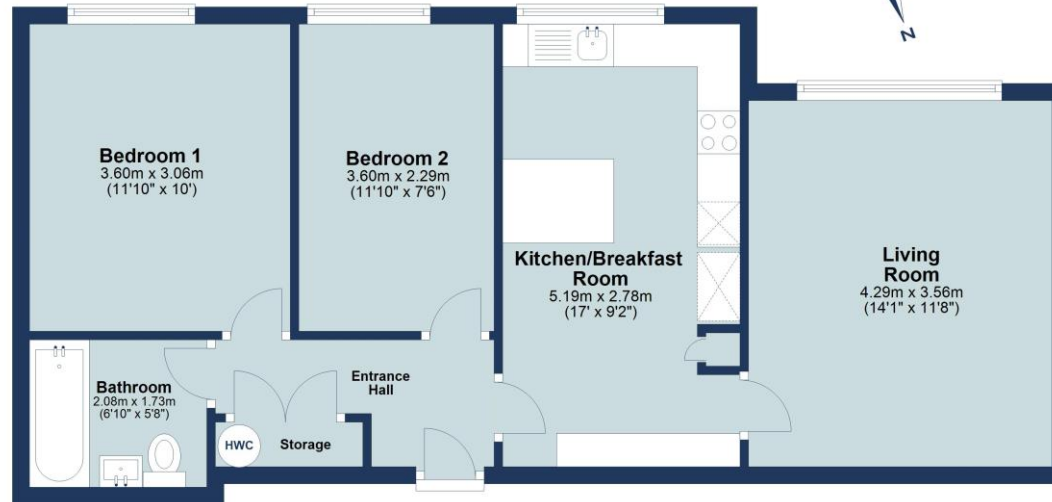
Council Tax Band: D
EPC Rating: C
Holding Deposit £357.69
Security Deposit £1,788.45

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. 59.4 sq. metres (639.7 sq. feet)



Total area: approx. 59.4 sq. metres (639.7 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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f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

01727 898150
stalbans@bradfordandhowley.com
8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com