



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

Ziggurat House, Grosvenor Road, St. Albans, Hertfordshire, AL1 3UE
£1,850 Per Month

Available Now - Located on the third floor of this sought after development constructed in 2018 is this beautifully presented TWO BEDROOM APARTMENT with an allocated parking space.

This property features two bedrooms, two bathrooms and a fantastic open plan kitchen/living/dining room with Juliet balconies. The property is accessed via a communal entrance with an entry phone and further benefits from an allocated parking space.

Ziggurat House is conveniently located just a short walk to St Albans City Centre with its wide variety of shopping facilities and restaurants. St Albans mainline station with regular trains into London St Pancras is approximately 0.4 miles away.

Council Tax Band: D

EPC Rating: D

Holding deposit - £426.92

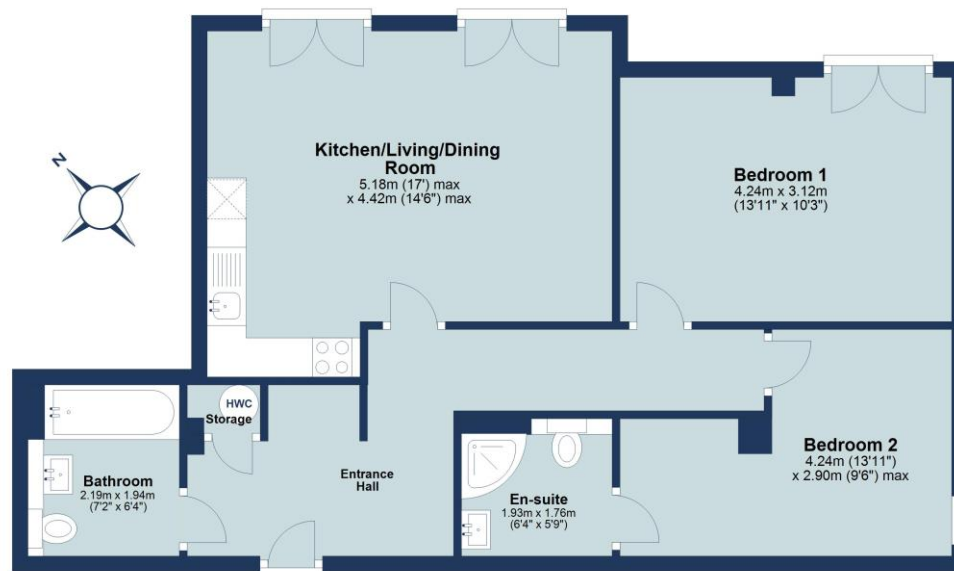
Security deposit - £2,134.60

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

Third Floor

Approx. 66.3 sq. metres (714.0 sq. feet)



Total area: approx. 66.3 sq. metres (714.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Total floor area does not include the Garden Room.
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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