



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

Newmarket Court, Goldsmith Way, AL3 5LN
£2,100 Per Month

Located a short walk from the city centre is this bright and open ground floor apartment. This would make the ideal home for professionals and commuters.

The accommodation comprises of a wonderful open plan dining/kitchen with double doors, and a living room with a fireplace. There are a further two well-proportioned bedrooms accompanied by two modern bathrooms. Externally, the property benefits from a beautiful communal garden and parking.

Newmarket Court is located in a peaceful residential area with nearby transport links and amenities, including Batchwood Golf Hall, green spaces, and everything St Albans town centre has to offer.

Council Tax Band: E
EPC Rating: C
Holding Deposit £484.62
Security Deposit £2,423.10

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. 95.6 sq. metres (1029.5 sq. feet)



Total area: approx. 95.6 sq. metres (1029.5 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