



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

London Road, St. Albans, AL1 1NX
£1,300 Per Month

Available from 2nd June 2025
Part Furnished - No Smokers - No Pets

Located on London Road and ideally positioned in the heart of central St Albans, this well-presented one-bedroom top floor flat offers a superb balance of city living with green open spaces nearby, perfect for professionals or couples.

The accommodation features a bright and spacious living room, a separate modern fitted kitchen, a double bedroom with a built-in wardrobe, and a stylish bathroom. The property is enhanced by smart lighting throughout, adding both convenience and ambience. Residents also enjoy access to well-maintained communal gardens, perfect for relaxing or unwinding outdoors.

The property is just a short stroll from the beautiful surroundings of St Albans Cathedral, Verulamium Park, and nearby lakes, providing a perfect retreat from city life. With the mainline train station within walking distance, offering fast and frequent services into London St Pancras, this is an exceptionally well-connected location for commuters.

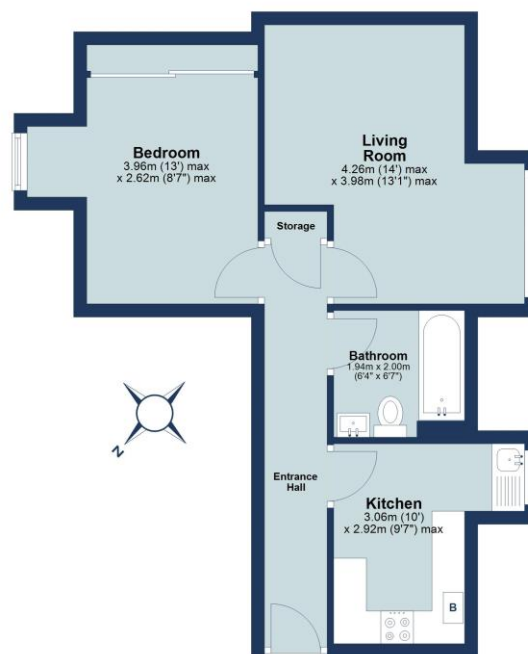
Council Tax Band: B
EPC Rating: D
Holding Deposit £300
Security Deposit £1,500

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.

Second Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 43.6 sq. metres (469.7 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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