

**Verulam Road , St Albans, AL3 4DA**

**£1,500 per calendar month on Now**

- **Unfurnished**
  - – Short Walk To Both Train Stations
  - – Close To St Albans Abbey Train Station
  - – Modern Kitchen
- **– Two En-Suites**
- **– Allocated Parking Space**
  - – Dishwasher
  - – Downstairs W/C

## Property Description:

AVAILABLE LATE JULY 2021

TWO DOUBLE BEDROOM, TWO and a HALF BATHROOMS end of terrace house ideally located within the St Albans city centre. Situated on Verulam Road within walking distance of Christopher Place Shopping centre and easy walking distance to St Albans city mainline train station and the Abbey Flyer train station.

Benefitting from a modern kitchen with granite worktops and integrated appliances (range cooker, dishwasher, fridge/freezer and washing machine) large living room, ground-floor guest WC and stairs leading to two double bedrooms both with en-suite bathrooms on the 1st floor.

### PARKING:

The property benefits from an allocated parking space (no permit required) at the rear of the property.

### PETS:

Unfortunately, this property is not suitable for pet owners.

### FURNISHINGS:

Offered unfurnished, except for the large kitchen appliances (range cooker, dishwasher, fridge/freezer and washing machine, etc.)

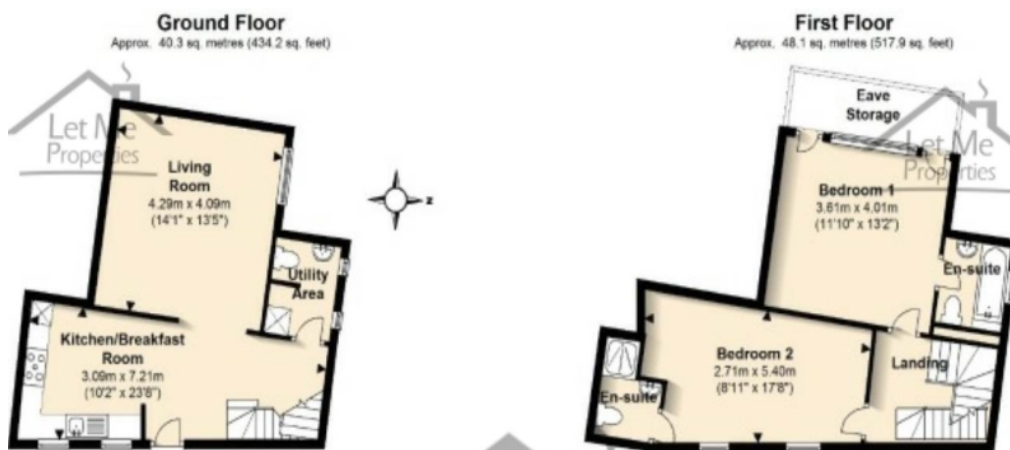
### UTILITIES:

The tenants are responsible for the utility costs and council tax on top of the rent. Council tax band C (25% discount available for single occupancy).

### REFERENCING:

The tenants will be required to earn a provable combined annual income of at least 30 x the monthly rent per year in order to pass the tenant referencing for this tenancy.

For more information on our application process and referencing criteria, please visit our website. Otherwise, call or email us today to arrange a viewing appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Let Me Properties**

Total area: approx. 88.5 sq. metres (952.1 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using The Mobile Agent.

Required Deposit: £1730.00

Holding Deposit: 1 Week's Rent

To rent this property visit: <http://offer.letme.it/>