



Catherine Street , St Albans, Hertfordshire, AL3 5BP

£750 per calendar month on Now

- Unfurnished
- – Modern Kitchen
- – Apartment
- – Located in St Albans City Centre
- – Minutes from St Albans Mainline Train Station
- – En Suite
- – Short Walk To Both Train Stations
- – No Pets Allowed

Property Description:

*** AVAILABLE EARLY NOVEMBER 2022 *** Situated within a conservation area of St Albans is this converted studio with a separate bedroom on the second floor. It benefits from a modern open plan kitchen/living room, separate bedroom with en-suite shower room and double glazed throughout. The property is within walking distance to St Albans City Centre and the Mainline Train Station.

The property is completely self-contained and would suit a single person who doesn't need a lot of space, but who wants to be close to the City Centre and Train Station whilst saving money on rent.

PARKING:

No parking, Permit may be available to purchase from the local council on a residential road.

FURNISHING:

Unfurnished with the kitchen appliances included (fridge, cooker, washing machine).

UTILITIES:

The tenants are responsible for the electricity, water and council tax on top of the rent. Council Tax Band A – £1,307
EPC – Band D.

REFERENCING:

Tenants are required to prove earnings of at least 30x the monthly rent per year. This should be guaranteed income through employment, self-employment (e.g. must be shown on your previous year's tax return as profit/personal income), or guaranteed retirement income in order to meet the landlord's referencing criteria.

NEXT STEPS:

For more information and to arrange a viewing appointment call Let Me Properties letting agents (01727 846361) or visit our website (<https://letmeproperties.co.uk>)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Required Deposit: £865.00

Holding Deposit: 1 Week's Rent

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