



The Ridgeway , St Albans, AL4 9TY

£1,025 per calendar month on Now

- Part Furnished
- – Ground Floor Apartment
- – Two Bedrooms
- – Parking Available On First Come First Served
- – Communal Garden
- – Part Furnished
- – Close to Extremely Good Schools

## Property Description:

AVAILABLE EARLY APRIL 2022 is this TWO bedroom GROUND floor apartment situated in Marshalswicks close to excellent schools, shops and local amenities. It benefits from a modern fitted kitchen, large living room, family bathroom and double glazing throughout.

No Gas Costs, as heating and cooking are all electric.

Plenty of un-allocated parking is available. Located only a short bus/car ride from St Albans City Centre & train station.

\*\*\* COUNCIL TAX BAND C \*\*\*

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.

### DEVELOPMENT RULES AND REGULATIONS:

There are various rules and regulations when living in a development such as Avondale Court. The tenants are required to comply with the overriding lease of the property, if you would like full details of this, please request it in writing before reserving the property

### PARKING:

One Parking Spaces and extra parking for visitors

### FURNISHING:

The property is UNFURNISHED, other than the kitchen white goods (Fridge/Freezer, oven, hob, washing machine, etc.)

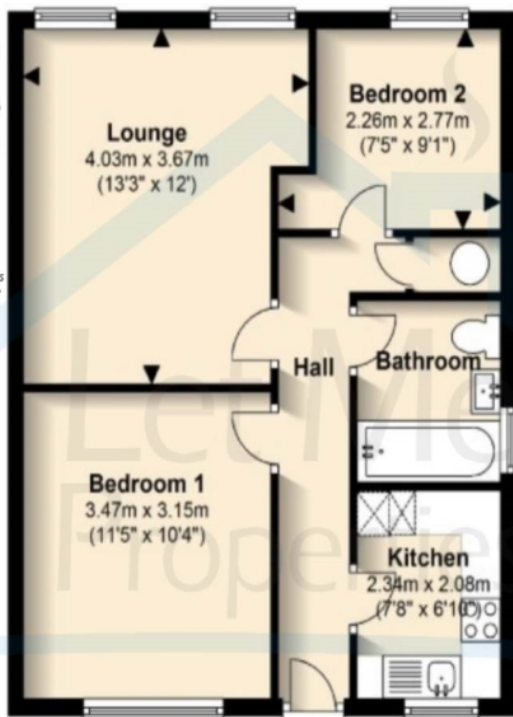
### UTILITIES:

The tenants are required to pay all utility bills, Electricity, Water, and Council Tax (Band C) costs on top of the rent (No Gas at

**Ground Floor**  
Approx. 47.1 sq. metres (506.5 sq. feet)  
  
Total area: approx.  
47.1 sq. metres (506.5 sq. feet)

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 misstatement.

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- A		
(81-91) B		
(69-80) C		
(55-68) D	60	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Required Deposit: £1148.00

Holding Deposit: 1 Week's Rent

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