



**Centurion Court, 83 Camp Road , St Albans, AL1 5JN**

**£1,185 per calendar month on Now**

- **Furnished**
- – Walking Distance to St Albans Mainline Station
- – Walking Distance to St Albans City Centre
  - – Allocated Parking Space

- – Two Double Bedrooms
  - – En Suite
  - – Furnished

## Property Description:

AVAILABLE LATE AUGUST 2021 – A beautifully presented TWO DOUBLE BEDROOM FURNISHED TOP FLOOR apartment (671 sq ft) forming part of a popular sought after modern development with UNDERGROUND ALLOCATED PARKING.

The property benefits from an impressive 21ft open plan living area with modern kitchen with integrated appliances and the 14ft master bedroom boasts an en-suite shower room.

Other features include a modern bathroom, security entry telephone system, communal decking area and a communal lift. Centurion Court is within easy walking distance of the mainline railway station and St Albans city centre with its extensive range of shopping and leisure facilities.

### PARKING:

Assigned Parking Space in the secure underground parking area. Visitor Parking available.

### FURNISHING:

Offered FURNISHED (with main furnishings only) – Please request a copy of the inventory for more details.

### UTILITIES:

The tenants are responsible for the electricity, water, gas costs and council tax on top of the rent. Council Tax 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>)



TOTAL APPROX. FLOOR AREA 62.3 SQ.M. (671 SQ.FT.)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Required Deposit: £1326.00

Holding Deposit: 1 Week's Rent

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