



Hughenden Road , St. Albans, AL4 9QP

£850 per calendar month on Now

- Unfurnished
- – One Bedroom Apartment
- – Allocated Parking Space
- – Walking Distance To Local Amenities
- – Communal Garden
- – Easy Access to major A Roads and Motorways
- – Recently Refurbished

Property Description:

AVAILABLE EARLY JUNE 2022

Recently decorated 1 bedroom, 1st-floor, unfurnished apartment located in the Marshalswick area of St. Albans, a few minutes walk away from the Quadrant.

The property includes its own assigned parking space and a brick shed for external storage. Features include gas central heating, fridge-freezer, washing machine and cooker.

The property has laminate flooring throughout. Good public transport links to and from St Albans City Centre and mainline train station (which is only 20 minutes to Central London).

PARKING:

Benefitting from an ALLOCATED PARKING SPACE with visitor parking spaces available.

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 Gas, Electricity, Water, and Council Tax (Band B – £1,467.35) costs on top of the rent.

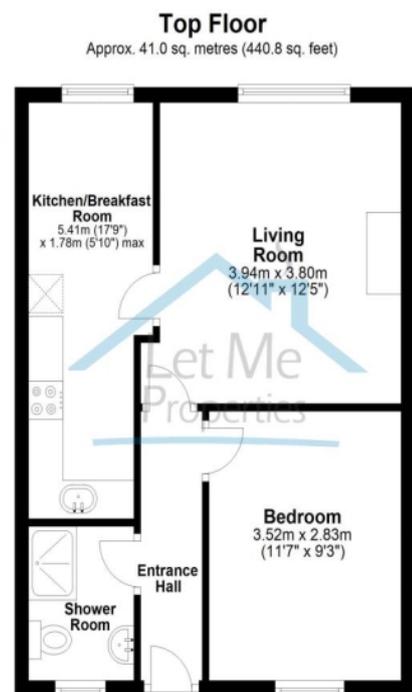
REFERENCING:

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.

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 area: approx. 41.0 sq. metres (440.8 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	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	

Required Deposit: **£951.00**

Holding Deposit: **1 Week's Rent**

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