



Millwards , Hatfield, AL10 8UU

£410 per calendar month on Now

- Furnished
- - Room in a Shared House
- - Communal Kitchen
- - Downstairs W/C
- - Communal Garden
- - Parking Available On First Come First Served
- - Available NOW
- - Walking Distance To Local Amenities

## Property Description:

AVAILABLE MID MAY 2021 – LUXURY ROOM IN A SHARED HOUSE – INCLUDES BILLS AND INTERNET

Let Me Properties are pleased to present this stylish single bedroom that has recently been refurbished to a very high standard. The room is within a shared house in Hatfield (sharing with other professionals/mature students), located in a convenient location with easy access to the A1, A414, M25, and M1 motorways and carriageways. Regular bus services to the University of Hertfordshire and Hatfield Business Park from Travellers Lane.

The house is shared with professional people and we are looking for a similar professional person or mature student to occupy this room as well. The shared facilities include a fully fitted kitchen/dining room, two WCs and a shared bathroom (bathroom and guest WC have recently been refurbished to a high standard). The communal areas are cleaned on a weekly basis which is included within the rent costs.

### UTILITIES:

ALL GAS, ELECTRICITY, WATER, BROADBAND AND COUNCIL TAX BILLS INCLUDED IN 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.

Student tenants must either pay their full rent in advance for the whole tenancy, or they must have a suitable UK Citizen guarantor who meets the referencing criteria.

For more information on our application process and referencing criteria, please visit our website (<https://letmeproperties.co.uk/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>)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Required Deposit: **£473.00**

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

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