



Campfield Road , St Albans, AL1 5JA

£2,150 per calendar month on Now

- Unfurnished
- – Four Bedrooms
- – Driveway
- – Walking Distance to Good Schools
- – Walking Distance to St Albans City Centre
- – Private Garden
- – Pets Considered
- – Recently Refurbished

Property Description:

****MAY CONSIDER SUITABLE PETS – AVAILABLE EARLY APRIL 2021****

Let Me Properties is proud to present this beautifully refurbished luxury FOUR BEDROOMED SEMI-DETACHED Family Home with EN SUITE bathroom and a DRIVEWAY.

The property benefits from a modern grey high gloss fitted kitchen with eye and base level units and black worktop over, stainless steel sink with mixer taps, stainless steel oven with four ring gas hob and extractor over, integrated dishwasher, washing machine, and tall fridge/freezer, recessed lighting, and breakfast bar. The dining room is open plan to the kitchen, with two-quarter windows and door leading to the rear garden radiator, further store cupboard under stairs. On the 1st floor there are 2 double bedrooms, a single bedroom that would be perfect for a child or as a study/home office, and the family bathroom (with shower over bath). The master bedroom and en suite bathroom encompass entire top floor of the property providing excellent space and privacy for the tenants.

The property has a large sunny garden with side access from the front driveway. There is private parking for one car on the driveway and unrestricted parking on the road. The area is popular with young family given the proximity to the excellent local schools (Camp School, Cunningham Hill School, Verulam Boys School, etc.).

THE PROPERTY WILL BE PROFESSIONALLY CLEANED (AND ANY NECESSARY REPAIRS WILL BE CARRIED OUT) BEFORE ANY NEW TENANTS MOVE IN

UTILITIES:

The tenants are responsible for the utility costs and council tax on top of the rent. Council tax band D.

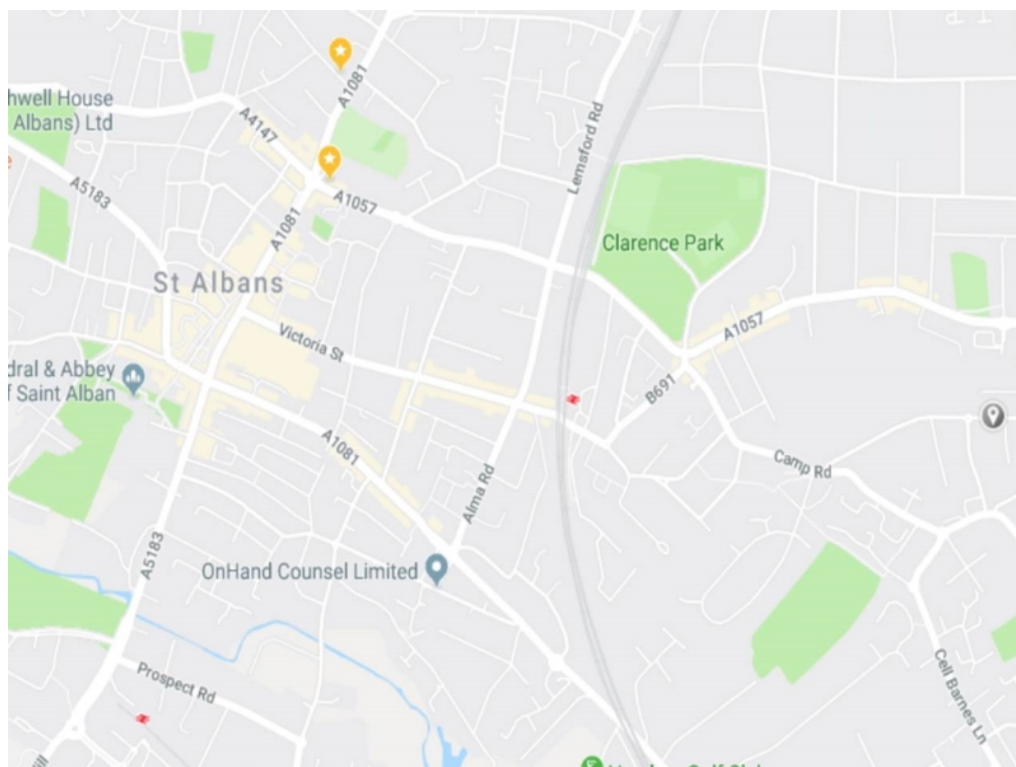
REFERENCING:


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

<http://www.letme.it/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Required Deposit: **£2365.00**

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

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