



City Point, 93 St Peters Street , St Albans, AL1 3FH

£1,350 per calendar month on Now

- Unfurnished
- – Two Double Bedrooms
- – Open Plan Kitchen
- – Dishwasher
- – En Suite
- – Underfloor Heating
- – Underground Secure Parking Space
- – Located in St Albans City Centre

## Property Description:

AVAILABLE NOW!! Perfectly located within the heart of St Albans City Centre, this well-presented TWO bedroom TWO bathroom first-floor apartment with UNDERGROUND PARKING is a MUST-SEE. It comprises from underfloor heating throughout, MODERN 19ft open plan fully integrated kitchen/living room, built-in wardrobes to both bedrooms, en-suite shower room to Master, and a MODERN family bathroom. Further benefits include lifts to all floors, video security intercom, double glazed throughout, and offered UNFURNISHED.

### UPGRADES:

The landlord is in the process of improving the property, including repainting the walls and ceilings as required before the new tenants move in.

### UNFURNISHED:

Only the kitchen white goods will be provided with the property.

### NO PETS ALLOWED:

Unfortunately, the block lease conditions do not allow occupiers to keep pets in the property.

### AMENITIES:

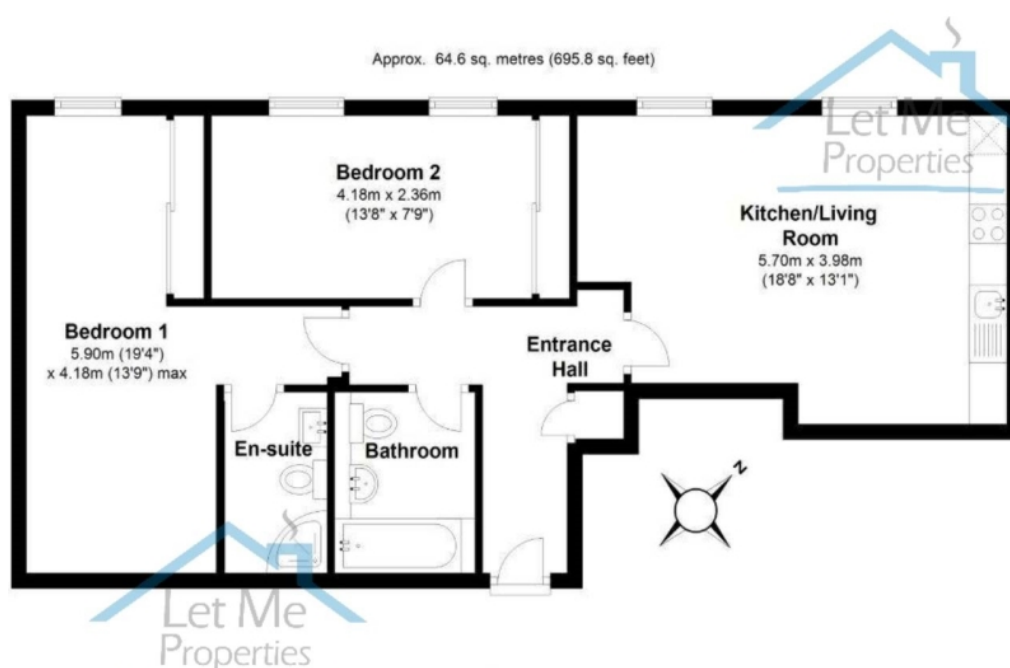
St. Albans mainline railway station is a short walk away with regular fast trains into London St Pancras (less than 20 minutes) making this property perfect for commuters. Located in the city centre a short walk away from lots of great restaurants, bars, pubs, and shops.

### 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.

### VIEWINGS:

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- A		
(81-91) B		
(69-80) C	70	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	

Total area: approx. 64.6 sq. metres (695.8 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using PlanUp.

Required Deposit: £1557.00

Holding Deposit: 1 Week's Rent

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