

TOTAL APPROX. FLOOR AREA 399 SQ.FT. (37.1 SQ.M.)  
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 misstatement. 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.  
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**Worley Road , St Albans, AL3 5NR**

**£1,000 per calendar month on Now**

- Unfurnished
- – Walking Distance to St Albans Mainline Station
- – Short Walk To Both Train Stations
- – Peaceful & Private
- – One Bedroom Apartment
- – Permit Parking Available
- – Unfurnished
- – Located in St Albans City Centre

## Property Description:

\*\*\* AVAILABLE LATE NOVEMBER 2022 \*\*\* Situated in the heart of St Albans conservation area is this lovely Character One Bedroom (top floor) Apartment. Walking distance to both Train Stations and St Albans City Centre.

Very bright and open property with lots of built-in storage throughout and large windows. With partial views of St Albans Cathedral, and wonderful pubs and restaurants, only a short walk away. Available November 2021, offered unfurnished.

### PARKING:

There are parking permits available from St Albans Parking Shop at a small annual cost (approx £25, as well as visitor parking permits available at a small cost approx £0.50 each).

### FURNISHING:

Offered unfurnished with the kitchen appliances included (fridge/freezer, cooker and washing machine).

### UTILITIES:

The tenants are required to pay the Water, Electricity, and Council Tax (Band B – £1,525.19) costs on top of the rent. (There is no gas at the property).

EPC – Band E

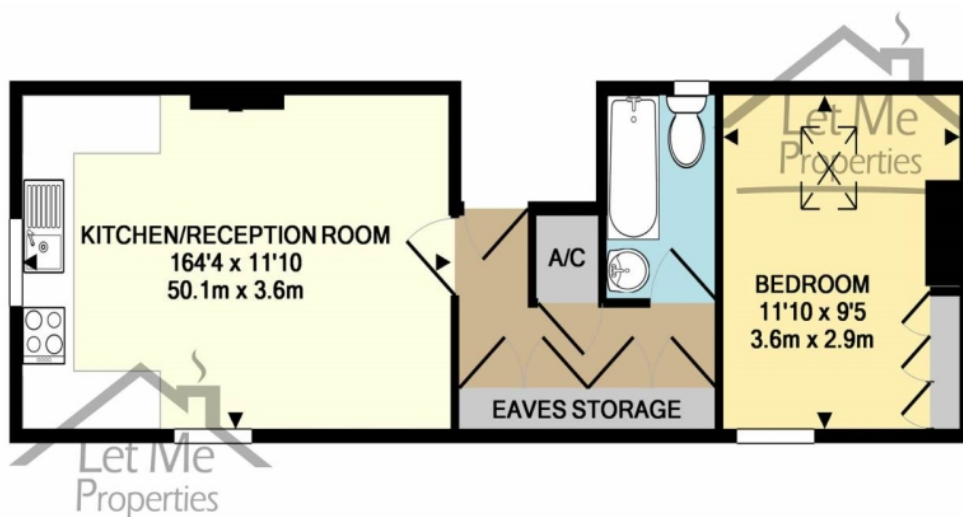
### REFERENCING:

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>)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Required Deposit: £1153.00

Holding Deposit: 1 Week's Rent

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