



Milliners Court , Lattimore Road , St Albans, Hertfordshire, AL1 3XT

£1,650 per calendar month on Now

- Unfurnished
 - – Two Double Bedrooms
- – Less Than 10 Minute Walk To The City Centre
 - – Short Walk To Both Train Stations
- – Secure Gated Entrance
 - – En Suite
- – Recently Refurbished
- – Two Allocated Parking Spaces

Property Description:

EXTREMELY WELL REFURBISHED TWO DOUBLE BEDROOM PENTHOUSE (Second Floor) APARTMENT TWO PARKING SPACES WITHIN EASY WALKING DISTANCE OF ST ALBANS MAINLINE TRAIN STATION

Beautifully presented LARGE penthouse with HIGH CEILINGS, EN SUITE BATHROOM, MINUTES WALK FROM MAINLINE ST ALBANS STATION, AND SECURE PARKING FOR TWO CARS – located within a desirable part of St Albans, only a few minutes walk from the city mainline train station and the high street. The property benefits from two allocated secure car parking spaces, and a video telephone security intercom system.

The property has been carefully refurbished throughout to a very high standard including a brand new central heating system, wiring, bathrooms, kitchen, etc.

Offering an exceptionally spacious layout with two double bedrooms, one of which is en-suite, with a bath and shower, modern fully fitted kitchen (including a dishwasher, fridge/freezer, and washing machine), a fully fitted family bathroom, as well as a luxurious lounge with high ceilings and wooden flooring throughout. The property is located on the TOP FLOOR (second) of the block and there is no lift – however it is only a short walk up the stairs to the property.

PARKING:

The property comes with TWO secure assigned parking spaces.

FURNISHING:

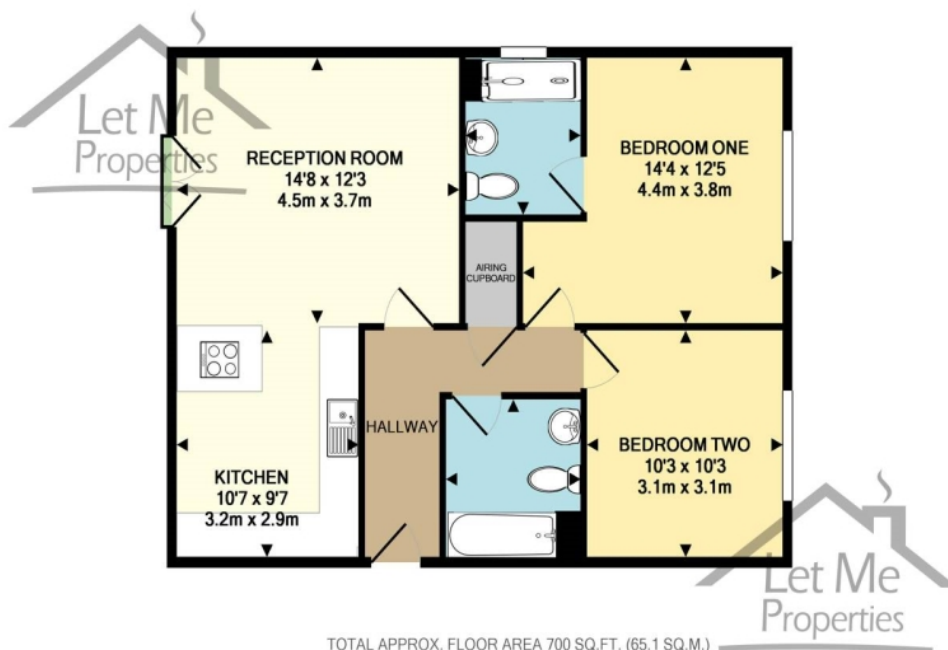
Offered unfurnished, with kitchen appliances included (dishwasher, fridge/freezer, washing machine, etc.).

UTILITIES:

The tenants are responsible for the electricity, water, and council tax costs on top of the rent. There is no gas at the property.

REFERENCING:

Tenants are required to prove earnings of at least 30x the monthly rent per year. This should be guaranteed income through employment, self-employment (e.g. must be shown on your previous year's tax return as profit/personal income), or guaranteed retirement income in order to meet the landlord's referencing criteria.



TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.1 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 mis-statement. 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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| 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 | 50 | 52 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Required Deposit: £1903.00

Holding Deposit: 1 Week's Rent

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