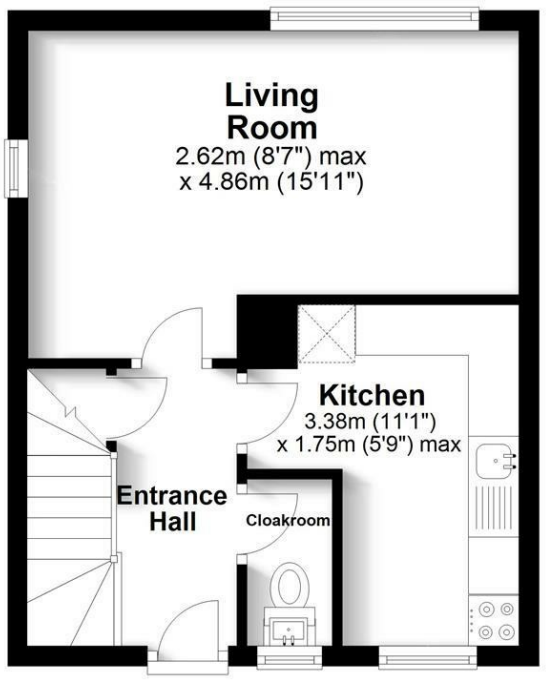


Alma Road | St. Albans | AL1 3AP

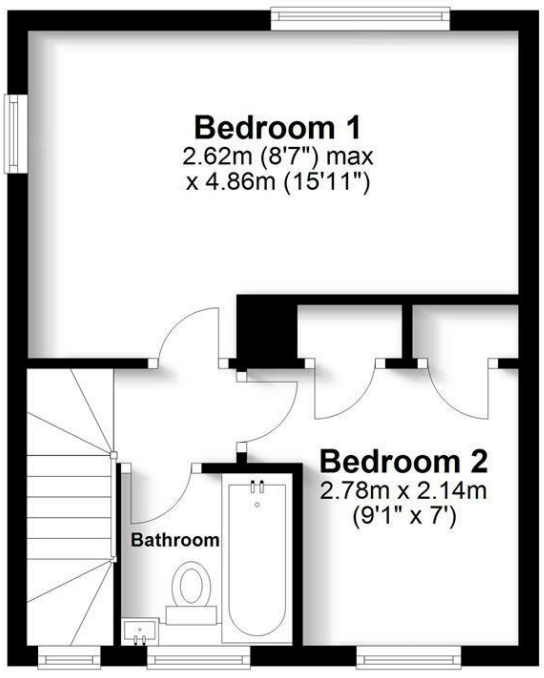
Unfurnished £1,600 PCM

Daniels Estate Agents

First Floor
Approx. 29.6 sq. metres (318.9 sq. feet)



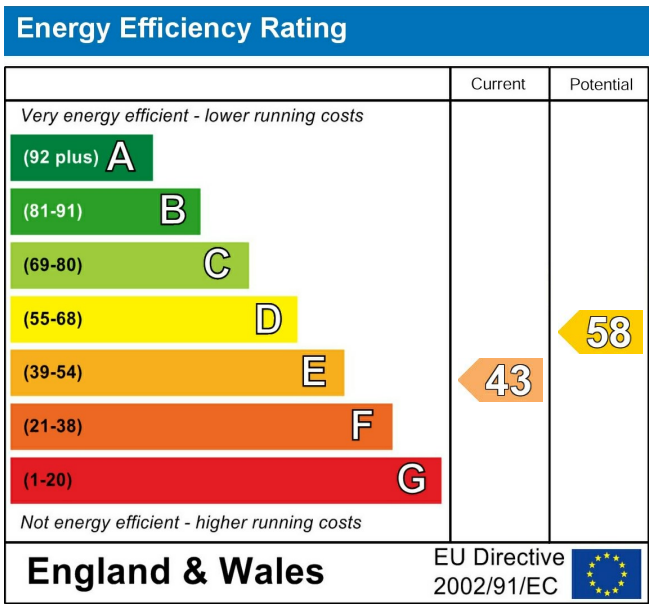
Second Floor
Approx. 29.7 sq. metres (319.6 sq. feet)

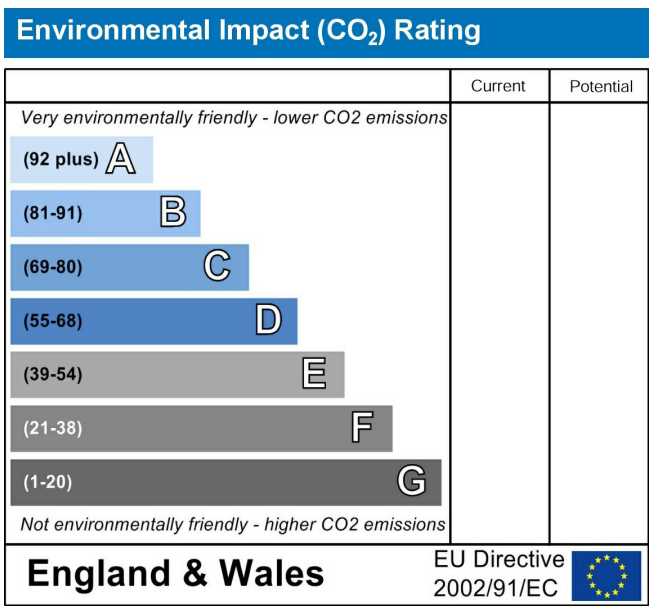


Total area: approx. 59.3 sq. metres (638.5 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents

Plan produced using PlanUp.





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Daniels Estate Agents







Property Description

A newly refurbished two-bedroom duplex apartment ideally situated in a central St Albans location, just a 10-minute walk from St Albans City Station and the city centre. Perfectly positioned to enjoy the excellent range of shops, cafés, restaurants and amenities that St Albans has to offer, while also providing easy access to the mainline station for commuters.

This spacious and well-presented home has recently undergone refurbishment and offers bright, versatile accommodation arranged over two floors, perfectly suited to a professional person or couple.

Front entrance and hallway

Cloakroom/ W.C

Kitchen with integrated appliances
Including dishwasher

Good sized living room

First floor master bedroom
Built-in wardrobes

Further second single bedroom/ study

Modern fitted bathroom

New redecorated throughout

New carpets throughout

Council Tax band C

EPC rating band E

Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Right Move' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).







