



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Balfour Court, Station Road, AL5 4XS

£1,450 PCM

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Available from 25th August 2023,
Unfurnished.

A very well presented TWO BEDROOM first floor apartment, located just a short distance from the train station in Harpenden. The property benefits from a large open- plan kitchen/diner/living area, two bedrooms and a family bathroom. Externally, the property has an allocated car space and a garage en-bloc.

Balfour Court is a convenient location close to local shops and is approximately one mile from the mainline station.

ACCOMMODATION

Communal Entrance

Entrance Hall

Living Room Area

Kitchen

Bedroom One

Bedroom Two

Bathroom

EXTERIOR

Garage/Parking

Single garage, one allocated parking space.

TENANT GUIDELINES

If you would like to rent this property we require our reservation form, ID, holding deposit form and one weeks rent as a holding deposit, which will contribute to your first month's rent. If you require further information, please call 01582 769966 or visit our website bradfordandhowley.com.

PROPERTY INFORMATION

Council Tax Band: D
Holding Deposit: £334.62
Security Deposit: £1,673.08

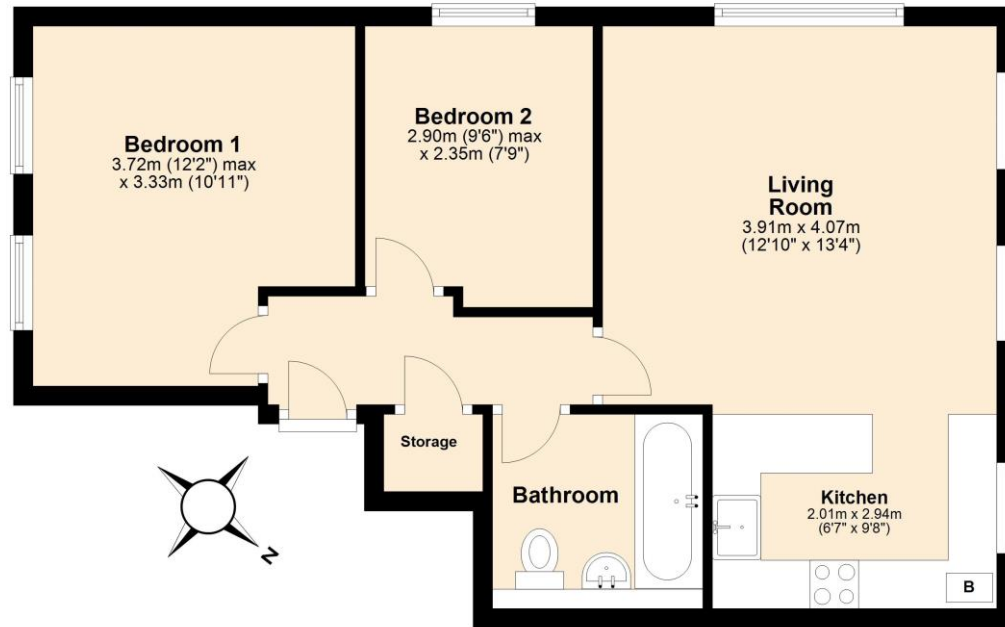
Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

First Floor Approx. 50.4 sq. metres (542.4 sq. feet)



Total area: approx. 50.4 sq. metres (542.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
The total square area does not include a garage.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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Energy Efficiency Rating	Current	Possible
Best energy efficient - lower running costs A		
B		
C		
D		
E		
F		
Worst energy efficient - higher running costs G		

For energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC