



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

Brooklands Court, Hatfield Road, AL1 3NS

£1,450 PCM

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A stylishly two bedroom apartment conveniently located within WALKING DISTANCE OF THE CITY CENTRE AND THE MAINLINE STATION making this property ideal for a busy London commuter.

Parking

Allocated parking bay number 26 and further visitors spaces.

PROPERTY INFORMATION

Council Tax Band: D

Holding Deposit: £334.62

Security Deposit: £1,673.08

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 01727 898155 or visit our website bradfordandhowley.com

The property benefits from its own front door with stairs leading up to the first floor and has been modernised throughout to a HIGH SPECIFICATION and now enjoys a contemporary open plan kitchen / diner, separate living room, two bedrooms and a luxury shower room.

Externally the property benefits from one ALLOCATED PARKING SPACE.

Brooklands Court is located just off Hatfield Road ideally placed within walking distance of the extensive shops, bars, and restaurants that the city centre has to offer.

Viewing Information

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

ACCOMMODATION

Living Room

Kitchen / Diner

Bedroom One

Bedroom Two

Shower Room

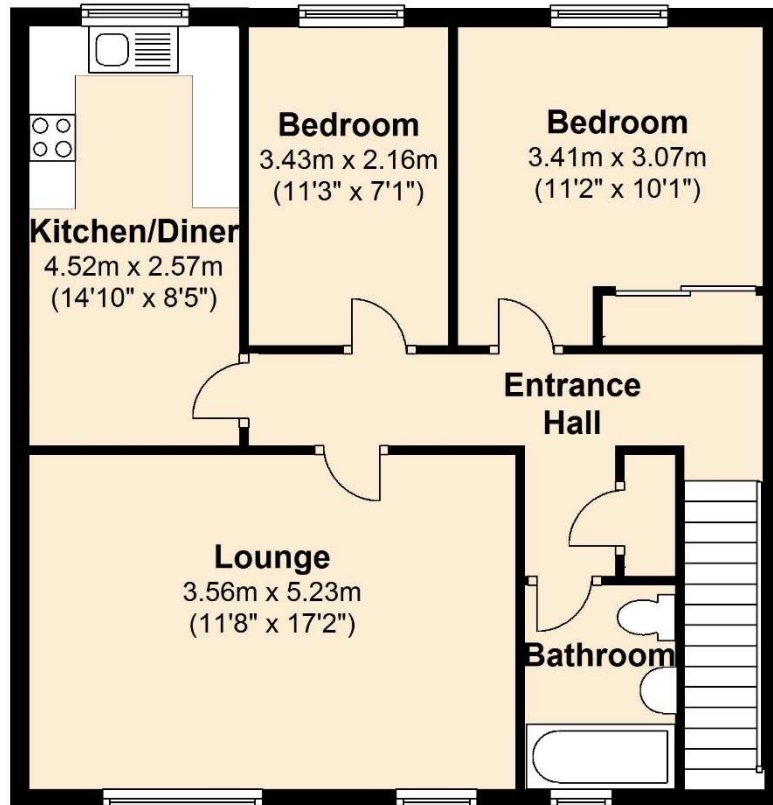
EXTERIOR

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.

First Floor

Approx. 62.2 sq. metres (669.8 sq. feet)



Total area: approx. 62.2 sq. metres (669.8 sq. feet)

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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