



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

Peakes Place, Granville Road, AL1 5AY
£1,250 Per Month

Available End Of March 2025

Located a short walk from the mainline station is this spacious one double bedroom ground floor flat, tastefully presented throughout.

There is a welcoming entrance hall with handy storage, a large living room and a separate kitchen, a generous double bedroom, and a white shower room. There are well tended communal gardens and residents parking located at the rear.

Peakes Places is located on Granville Road close to the green open spaces of Clarence Park, the city centre, the mainline station, and a good selection of shops close by on Hatfield Road.

Council Tax Band: C
EPC Rating: D
Holding Deposit: £288.46
Security Deposit: £1,442.30

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 the lettings team or visit our website bradfordandhowley.com

Ground Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 56.0 sq. metres (603.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
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 or tenancy. We have not tested any of the services, equipment, or fittings. No person 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 or tenancy 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 or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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