



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

**Cobalt Court, Hedley Road, AL1 5FZ**  
**£1,400 Per Month**

AVAILABLE MID DECEMBER 2024

A very well presented first floor apartment with a spectacular Juliet balcony off the living room.

The property briefly comprises open plan living room / kitchen, two bedrooms, with the master bedroom enjoying an en-suite, a separate family bathroom. The property further benefits from an allocated parking space and a useful bike lockup.

Cobalt Court is located on the east side of St Albans close to well-regarded schooling and within walking distance of the mainline station and a good selection of day to day amenities on Hatfield Road.

The open green spaces of Highfield Park and Longacres Park are close by ideal for families and dog walks and easy access to the Alban Way.

**Council Tax Band: C**  
**EPC Rating: D**  
**Holding Deposit £323.07**  
**Security Deposit £1,615.38**

#### 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](http://bradfordandhowley.com)

**First Floor**  
Approx. 62.3 sq. metres (670.5 sq. feet)



Total area: approx. 62.3 sq. metres (670.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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**f** @bradfordandhowley  
**@** @bradfordandhowley  
**in** @bradford-howley  
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**☎** 01727 898150  
**✉** stalbans@bradfordandhowley.com  
**📍** 8 Chequer Street, St Albans, Herts, AL1 3XZ

[bradfordandhowley.com](http://bradfordandhowley.com)