



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

Hawkshill, St. Albans, AL1 5HU  
£1,250 Per Month

Located within WALKING DISTANCE of the mainline station is this one double bedroom GROUND FLOOR apartment with direct access onto well-tended communal gardens directly from the living room.

The property is decorated throughout with a neutral colour scheme, there is an open plan living space, double bedroom with built in storage cupboards and a white bathroom suite. Surrounding the property on this development there are well tended communal gardens and residents PARKING at the rear.

Hawkshill is located just off Camp Road within walking distance of the mainline station and city centre and close to nearby Clarence Park and an excellent selection of day to day amenities on Hatfield Road.

**Council Tax Band: C**  
**EPC Rating: D**  
**Holding Deposit £288.46**  
**Security Deposit £1442.30**

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

### Lower Ground Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



Total area: approx. 40.3 sq. metres (433.3 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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