



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

Cobalt Court, Hedley Road, AL1 5FZ

£1,400 PCM

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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 train station, supermarket, 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 easy access to the Alban Way for cycling and walking.

ACCOMMODATION

Entrance

Entrance Hall

Open Plan Living

Kitchen

Bedroom One

En-Suite Shower Room

Bedroom Two

Bathroom

EXTERIOR

Parking

Allocated parking space.

Bike Store

Handy store to leave a bike.

PROPERTY INFORMATION

Council Tax Band: C
Holding Deposit: £323.08
Security Deposit: £1615.38

TENANT GUIDELINES

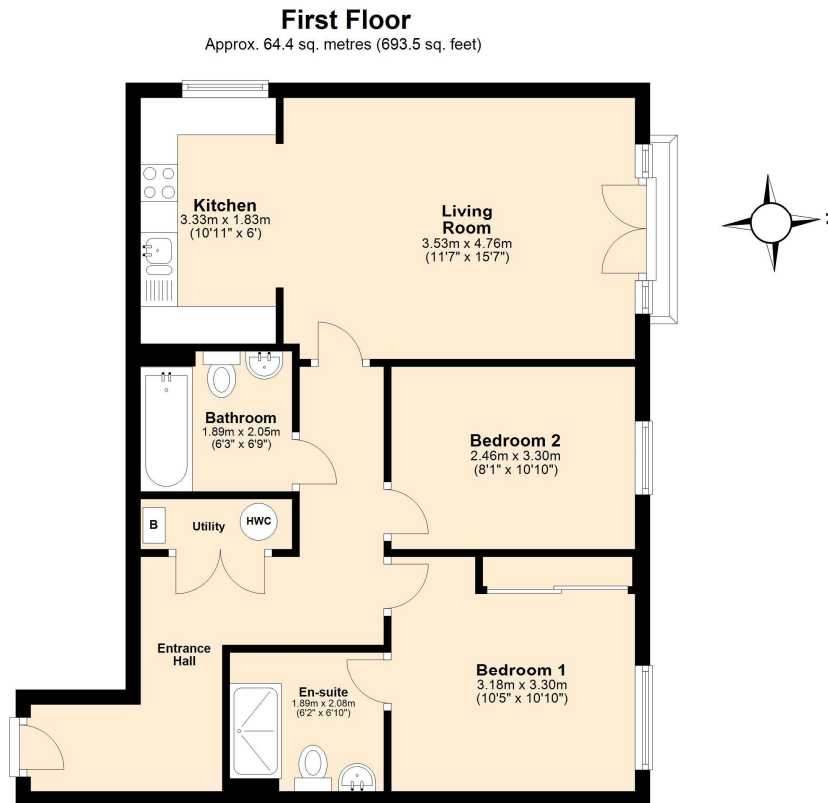
If you would like to rent this property we require our reservation form, ID, holding deposit form and one weeks rent as a holding deposit, which will contribute to your first month's rent. If you require further information, please call 01727 898155 or visit our website bradfordandhowley.com

Viewing Information

By appointment only with Bradford & Howley through whom all negotiations should be conducted.

Environmental Impact Rating

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



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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