



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

Highfield Hall, Highfield Lane, AL4 0LE  
£1,600 Per Month

AVAILABLE 12TH JUNE 2024 - This stunning one double bedroom ground floor luxury apartment forming part of an impressive manor house located in a peaceful semi-rural location which still offers incredible convenience to get back into St Albans and onto the major motorway networks.

The property will be available fully furnished with the stunning living room with high ceilings and large windows being one of the standout features. There is a spacious double bedroom with fitted wardrobes and a modern kitchen and bathroom and a private terrace accessed directly from the living room.

The property is surrounded by beautiful communal gardens with extensive lawns and a tennis court, and the property comes with allocated parking.

Highfield Hall is located on Highfield Lane a short drive back into central St Albans. There are a number of amenities close by to include a Nuffield Health Club, day to day mini-mart and a local village pub.

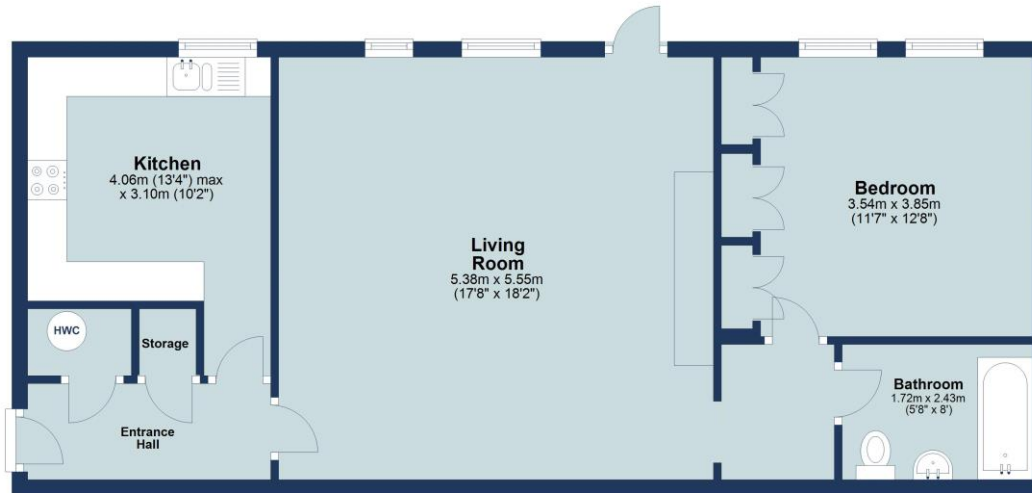
This property is perfect for someone looking for a combination of a semi-rural feel with city centre access.

**Council Tax Band: E**  
**EPC Rating: C**  
**Holding deposit £369.23**  
**Security deposit £1846.15**

**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)

**Ground Floor**  
Approx. 69.0 sq. metres (742.2 sq. feet)



Total area: approx. 69.0 sq. metres (742.2 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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