



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

Ramsbury Road, St. Albans, AL1 1SL
£3,250 Per Month

Available Now - Situated in a quiet cul-de-sac close to the city centre and within walking distance of the mainline station, this well-presented three-bedroom semi-detached family home offers spacious and convenient accommodation.

The ground floor comprises an entrance hall leading to a bay-fronted living room with useful storage, a separate dining room, and a kitchen positioned to the rear of the property. Completing this floor is a recently refitted family bathroom.

Stairs, with additional storage beneath, lead to the first floor, where there are three bedrooms. Bedrooms one and two benefit from built-in storage cupboards.

Outside, the property enjoys a rear garden with mature flower and shrub borders.

Ideally located, the property offers easy access to local amenities, excellent transport links, and the vibrant city centre.

Council Tax Band: E

EPC Rating: D

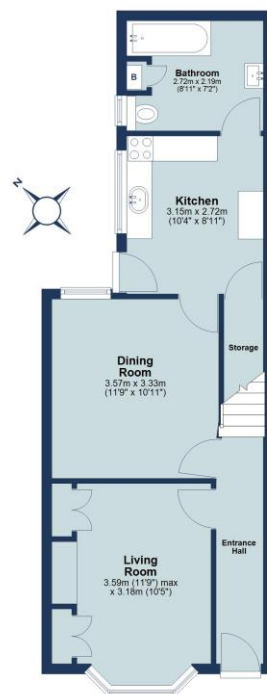
Holding Deposit £750.00

Security Deposit £3,750.00

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. 46.0 sq. metres (495.1 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.2 sq. feet)



Total area: approx. 85.9 sq. metres (924.3 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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