



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

Harness Way, St. Albans, AL4 9HB
£2,000 Per Month

Available now - A well-presented unfurnished two-bedroom property located in a popular area of St Albans offering comfortable and modern living throughout. The home benefits from a refitted kitchen and bathroom, gas central heating, a private garden, and an allocated parking bay.

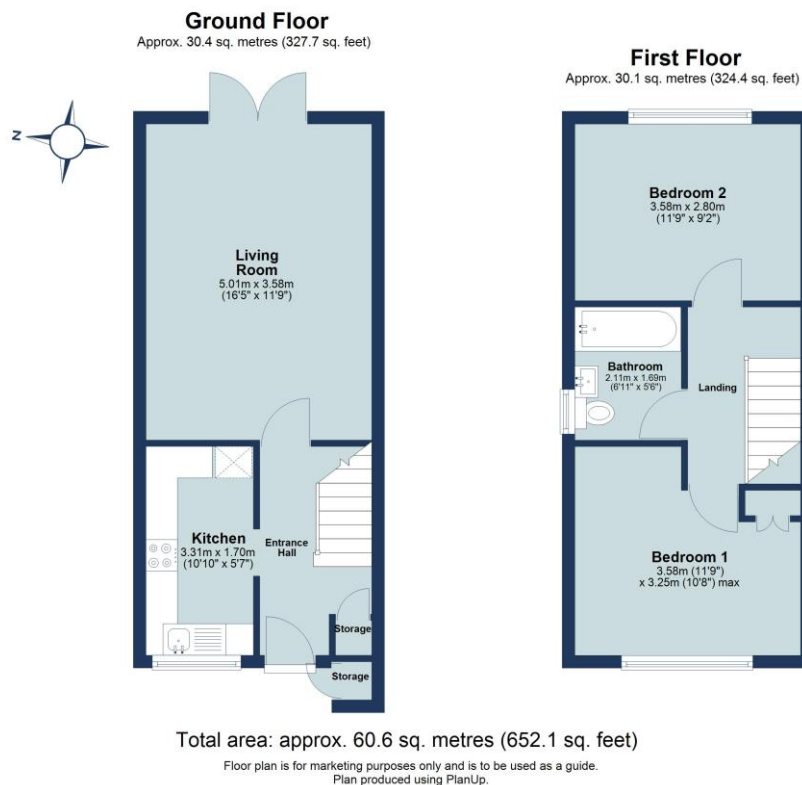
Harness Way is situated in a popular residential area on the eastern side of St Albans, providing convenient access to local amenities, well-regarded schools, and nearby green spaces. The city centre, with its wide range of shops, restaurants, and leisure facilities, is within easy reach, while excellent road and rail links make it ideal for commuters travelling to London and the surrounding areas.

Agency Note: We are obliged under the Estate Agency Act to inform you that this property is owned by an employee who works for Bradford & Howley.

Council Tax Band: D
EPC Rating: C
Holding Deposit £461.53
Security Deposit £2,307.65

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



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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