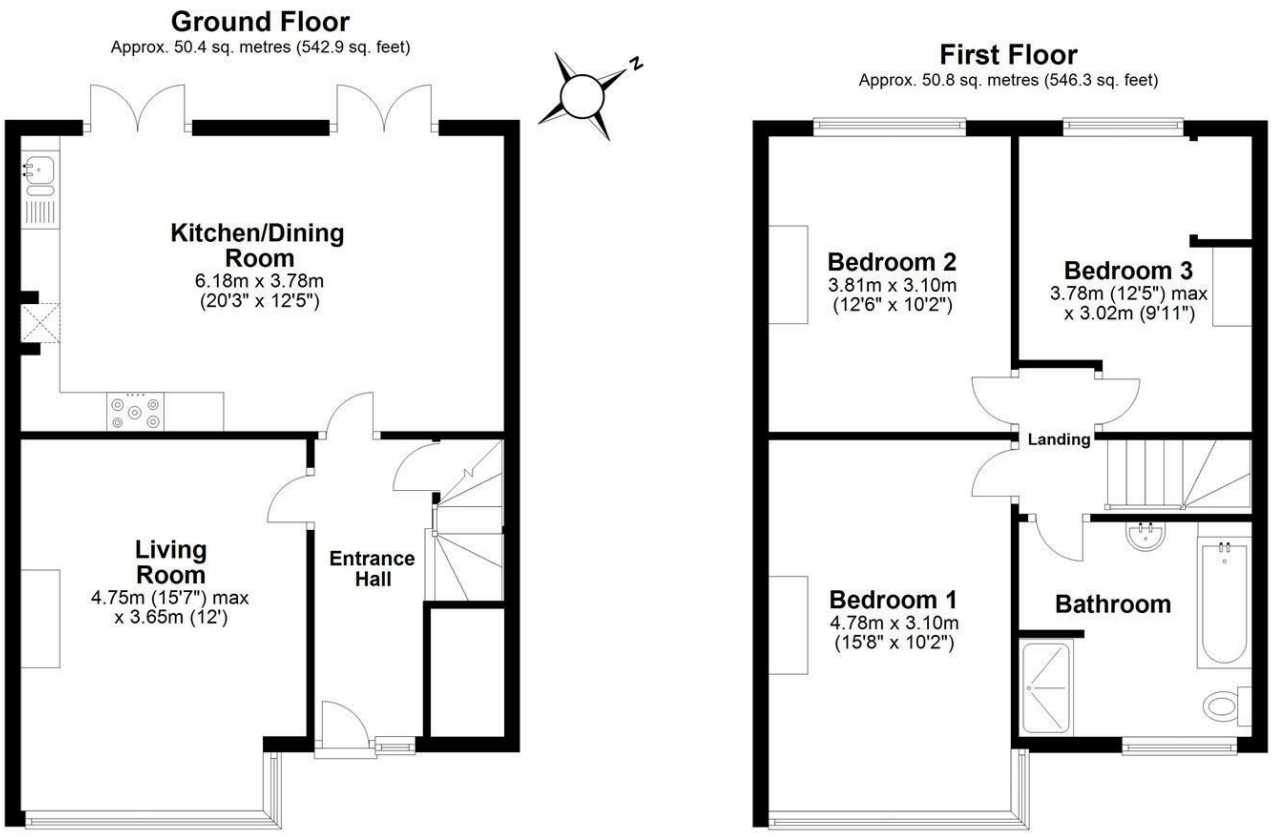
Sandridge Road | St Albans | AL1 4AQ

Unfurnished £2,500 PCM

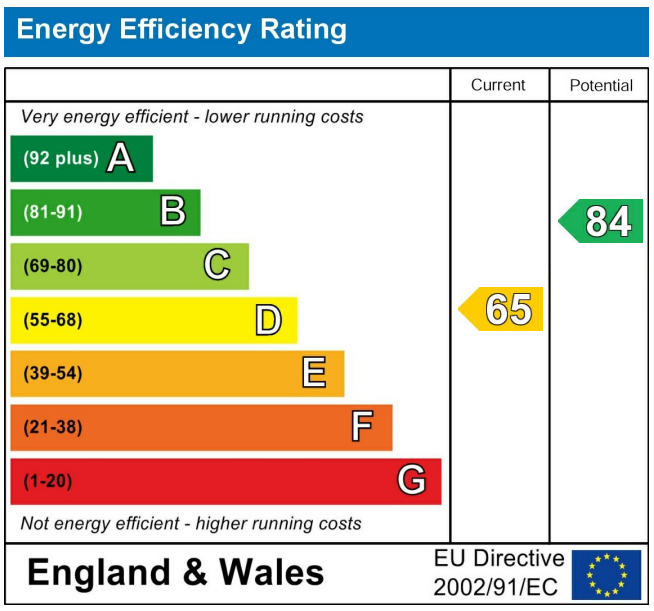
Daniels Estate Agents

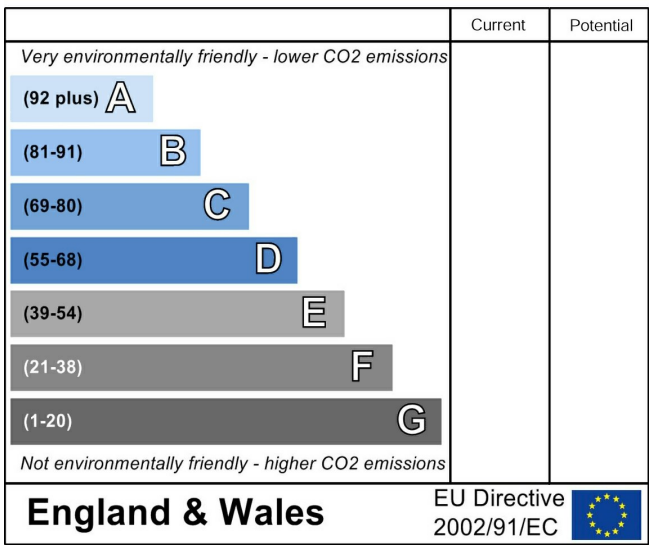



Total area: approx. 101.2 sq. metres (1089.3 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents

Plan produced using PlanUp.

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Daniels Estate Agents

## Property Description

A well presented three bedroom semi-detached home located in popular Bernards Heath area with off street parking, an impressive rear garden and useful outhouse. Local amenities include the heath playfield itself, excellent schooling, the City centre and mainline station all within walking distance.

Entrance hallway

Ground floor cloakroom W.C

Front reception room

Large kitchen/ diner

Three good sized double bedrooms

Family bathroom with separate shower cubicle

Large rear garden with summer house

Drive way parking

Council Tax band E

EPC rating band E

## Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Right Move' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).