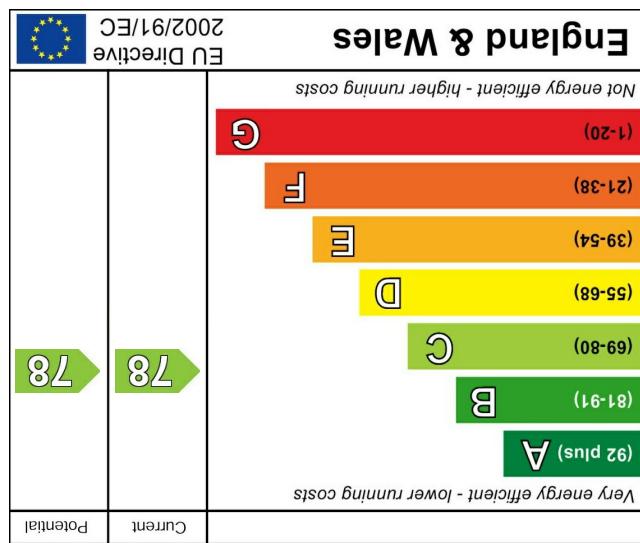


Environmental Impact (CO<sub>2</sub>) Rating

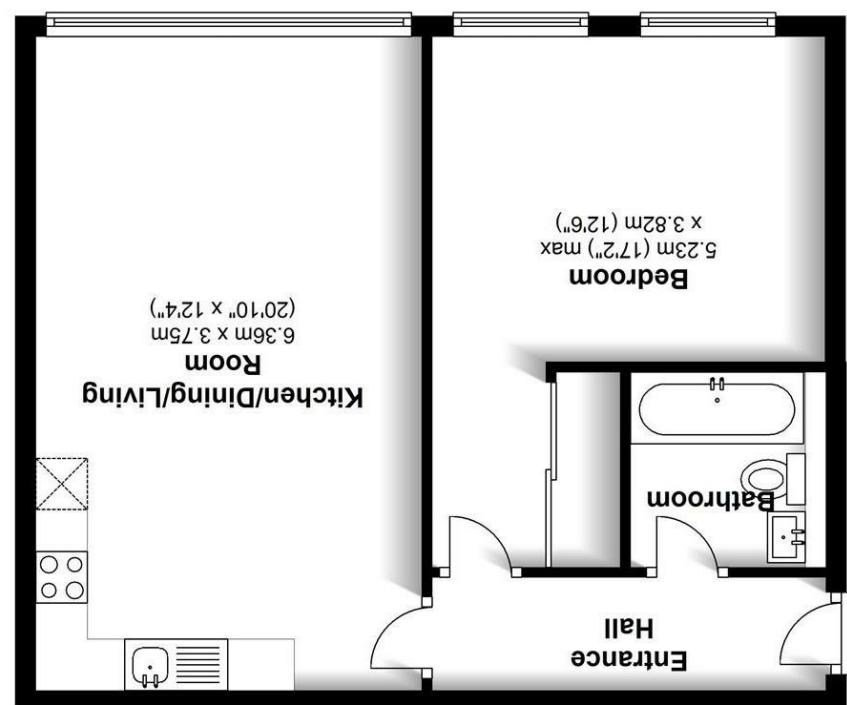


Energy Efficiency Rating

### Woodland Court, Soothouse Spring, St. Albans

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using PlanUp.

Total area: approx. 48.4 sq. metres (520.7 sq. feet)



Approx. 48.4 sq. metres (520.7 sq. feet)

### First Floor





## Property Description

A bright and spacious one bedroom first floor apartment with parking, located just to the north of St Albans city centre and station. Converted from a former workplace to provide impressive room dimensions with high ceilings and lots of natural light. This stunning apartment is presented to a superb standard throughout with viewing highly recommended.



Communal entrance

Private inner hallway

Open plan living room and kitchen

Laminate floorings

Full integrated modern kitchen  
Including a dishwasher

Dishwasher included

Good sized double bedroom with built-in wardrobes

Contemporary bathroom suite with shower

Gas central heating

Residents parking

EPC rating band C

Council Tax band C



## 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 'Rightmove Referencing' 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).

