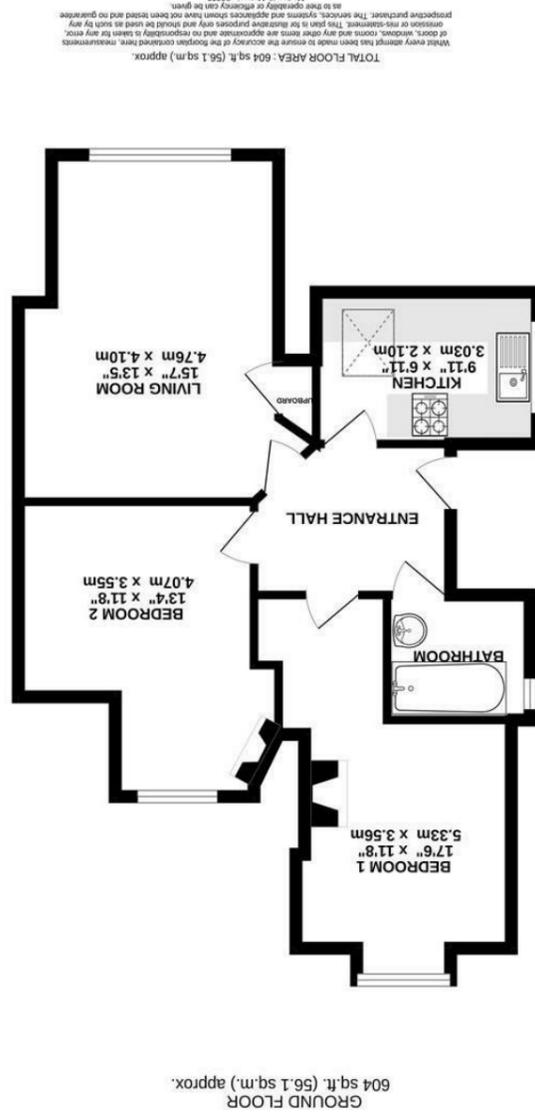


England & Wales		EU Directive 2002/91/EC
Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G

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

England & Wales		EU Directive 2002/91/EC
Potential	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G

**Energy Efficiency Rating**





## Property Description

A nicely presented top floor apartment forming part of this attractive period development conveniently situated on the corner of Avenue Road which is only a five minutes walk of the St Albans City centre. This bright and spacious apartment offers comfortable living, ideally suited to a professional person, couple or two sharers.

## 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.



Communal entrance

Private inner hallway

Good sized living room

Modern fitted kitchen including dishwasher

Two double bedrooms

Bathroom with shower

Gas central heating

Council Tax band C

EPC Rating band D

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).

