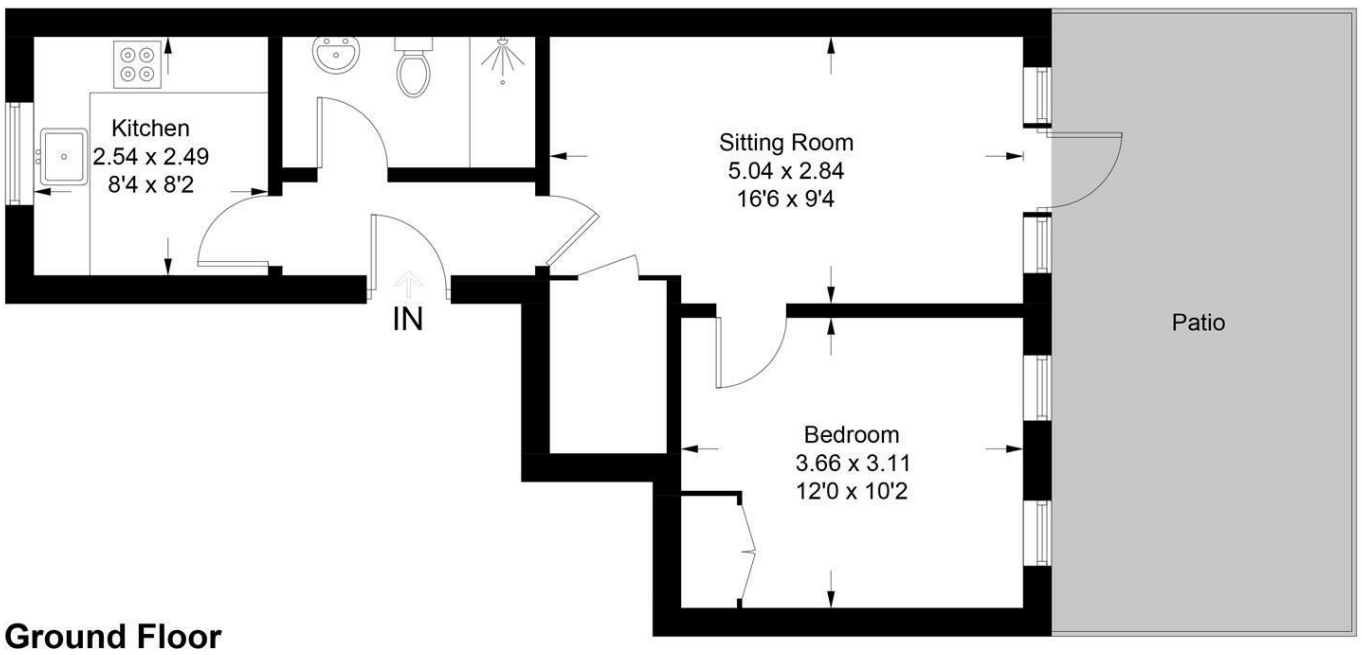
Alison Court | Hemel Hempstead | HP2

Unfurnished £1,100 PCM

Daniels
Estate Agents

Alison Close

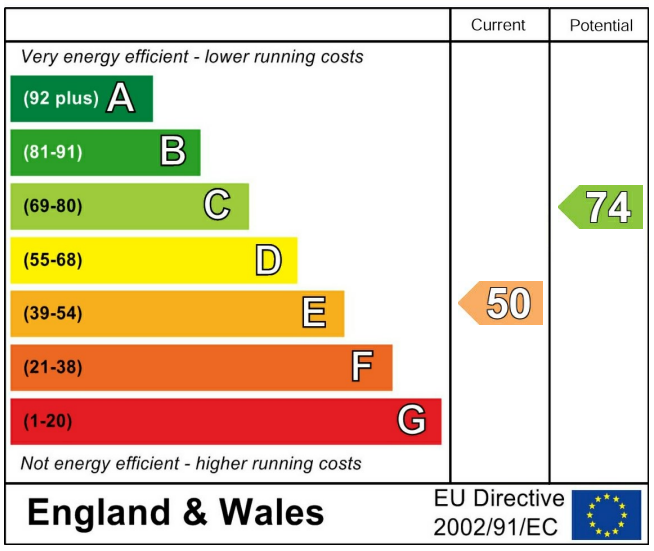
Approximate Gross Internal Area = 42.8 sq m / 461 sq ft



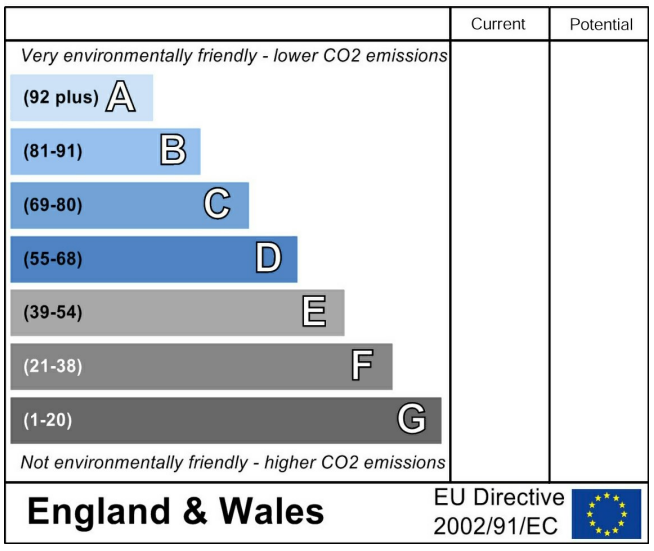
Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1343627)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



01727 836561
www.daniels.uk.net
sales@daniels.uk.net | lettings@daniels.uk.net
32 London Road, St Albans, Herts, AL1 1NG

Daniels
Estate Agents

Property Description

A well-presented ground floor one bedroom apartment situated in a peaceful residential setting off Wood End Close, Hemel Hempstead. Offering modern convenience, private outdoor access, allocated parking and excellent transport connections providing swift access to the M1 and A41, as well as local bus routes into Hemel Hempstead town centre and the main train station. Ideally suited to single professionals or couples seeking comfortable long-term accommodation.

- Good sized living room
- Patio doors to garden
- Private patio garden
- Fitted kitchen and appliances
- Double bedroom
- Shower room
- Allocated parking space
- Electric heating and hot water
- Newly decorated
- EPC rating band E
- Council Tax band C

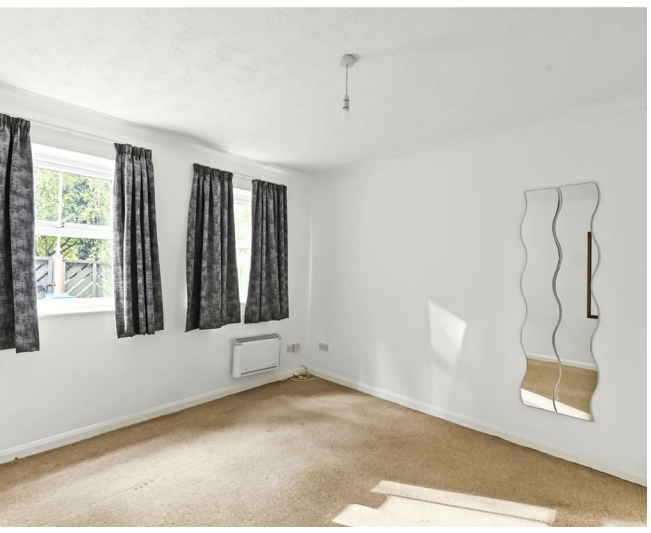
Rental Fees

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 '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).