

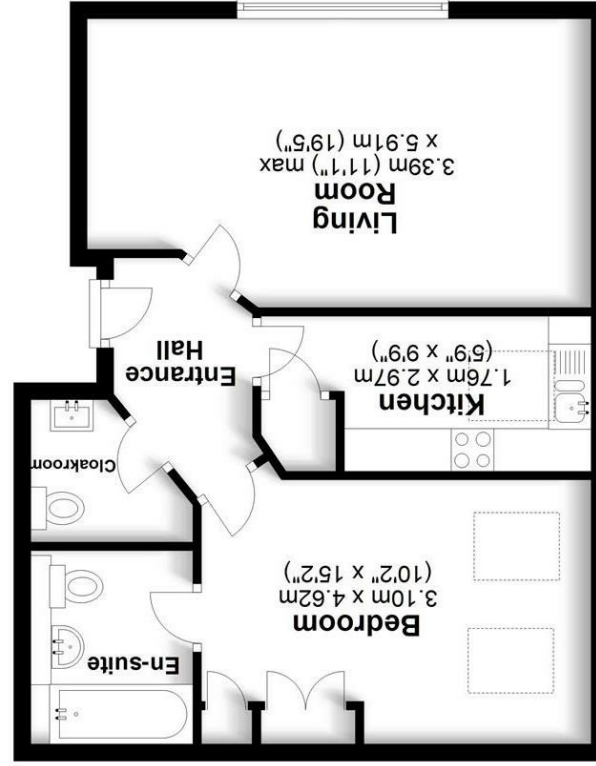
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
Not environmentally friendly - higher CO ₂ emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating

Total area: approx. 52.4 sq. metres (564.2 sq. feet)
 Not to scale, for identification purposes only.
 Plan produced for Daniels Estate Agents
 Plan produced using PlanUp.



Top Floor
 Approx. 52.4 sq. metres (564.2 sq. feet)





Property Description

A top floor one bedroom apartment which has been modernised in recent years, now providing an open plan living room/ kitchen area complete with integrated appliances and a breakfast bar sitting area. With the added benefit of being within seconds of the Verulamium Park and a 5 minute walk of the City centre.



Communal entrance

Private inner hallway

Hallway storage cupboard

Good sized open plan living room

Modern fitted kitchen with integrated appliances

Double bedroom with built-in wardrobes

En-suite bathroom

Further guest washroom

Residents Parking

EPC rating band C

Council Tax Band D



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).

