

England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO2 emissions		
Very environmentally friendly - higher CO2 emissions		
(92 plus)	A	(81-91)
	B	(69-80)
	C	(55-68)
	D	(39-54)
	E	(21-38)
	F	(1-20)
	G	

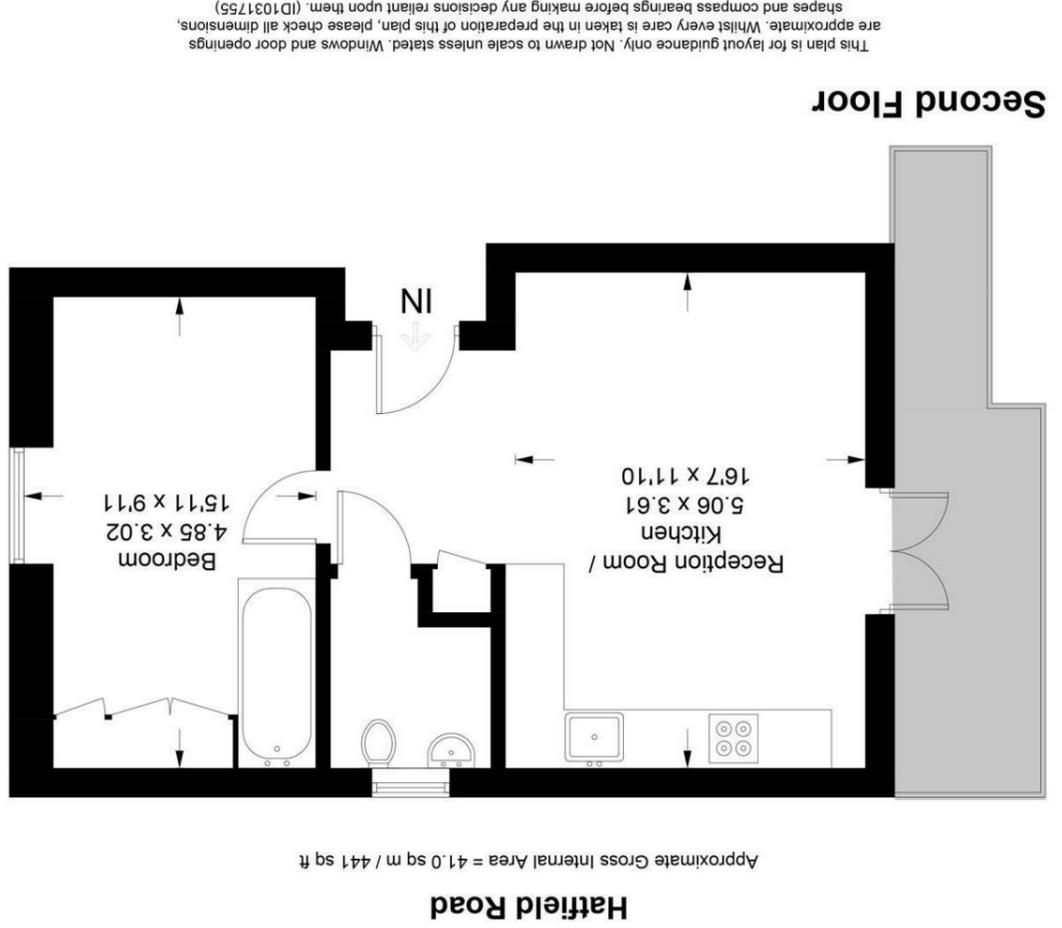
Environmental Impact (CO₂) Rating

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

82

82





Property Description

A modern one bedroom top floor apartment set within a development built in recent years conveniently located along the ever popular and thriving area of Hatfield Road with a comprehensive mixture of independent restaurants, shops and cafes including a local Morrisons supermarket. This attractive property would be the ideal home for a professional person or couple looking to be near the St Albans City Thameslink and walking distance of the City Centre.

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

Open plan living room/ kitchen

Modern fitted kitchen with integrated appliances

Double bedroom

Built-in wardrobes

Private balcony/ terrace

Contemporary bathroom suite

Herringbone style laminate flooring

Gas central heating with Halo Wireless Thermostat

Council Tax band C

EPC rating band B

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).

