

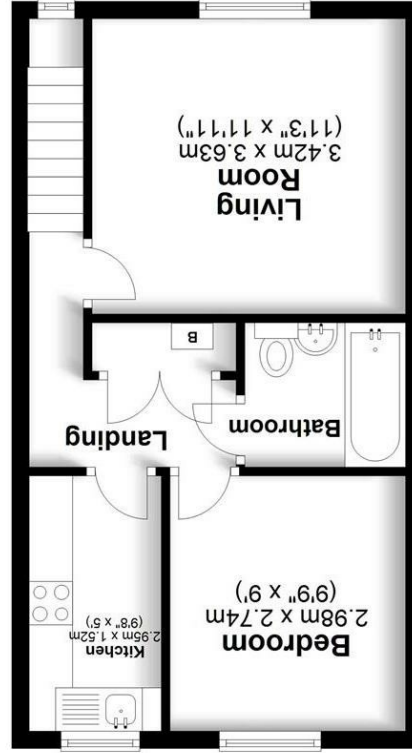
England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Current	77	
Potential	89	

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
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	
Current	74	
Potential	76	

Energy Efficiency Rating

Total area: approx. 35.9 sq. metres (386.8 sq. feet)
 Not to scale, for identification purposes only.
 Plan produced for Daniels Estate Agents.
 Plan produced using PlanUp.



First Floor
 Approx. 35.9 sq. metres (386.8 sq. feet)





Property Description

A newly refurbished first-floor apartment located just off the North Orbital Road, adjacent to Chiswell Green. This well-presented apartment is only a short drive from St Albans city centre and offers excellent access to major motorway links. Thoughtfully updated throughout, the property provides a bright, modern and attractive living space, ideally suited to a professional individual or couple.



Newly decorated throughout

New carpets throughout

Entrance hallway

Living room

Modern fitted kitchen with new appliances

Double bedroom

Bathroom

Communal garden

Single garage

EPC Rating Band C

Council Tax Band B



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).

