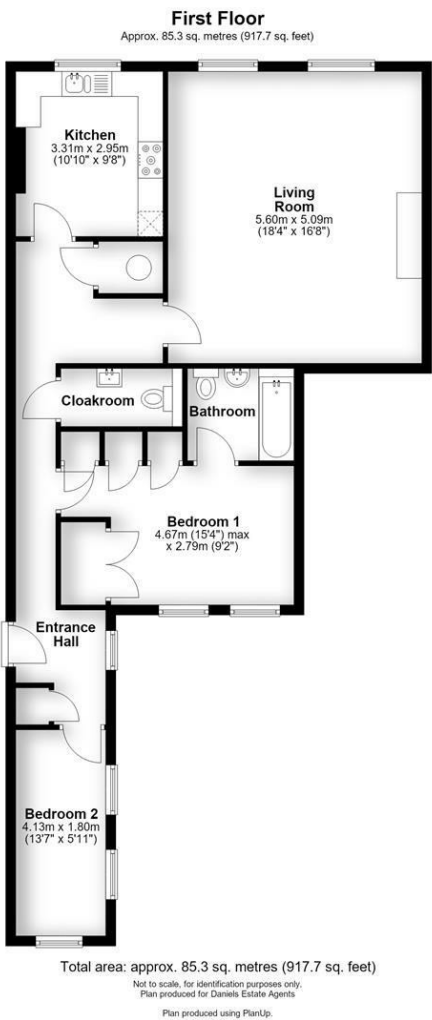




Azalea Close | Napsbury Park | AL2 1UH

Unfurnished £1,800 PCM



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   | 76                                                                                                            | 80        |
| (55-68) D                                   |                                                                                                               |           |
| (39-54) E                                   |                                                                                                               |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

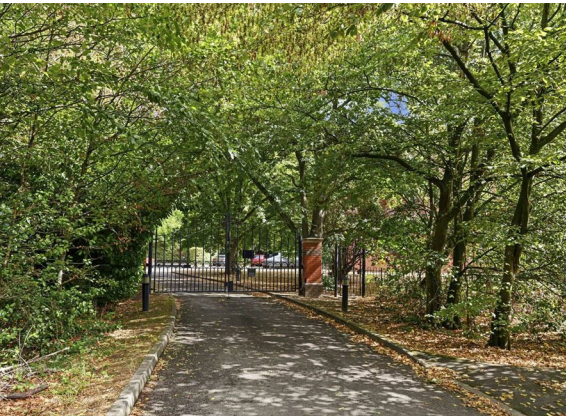
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                               |           |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                       | 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                                                       |                                                                                                               |           |
| (1-20) G                                                        |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |





## Property Description

A stunning two bedroom first floor converted apartment in a gated development in the ever popular Napsbury Park located to the south of St Albans. The property offers light and spacious accommodation with double height windows and high ceilings throughout. Residents also have use of the mature, well maintained communal gardens and grounds that surround the development.



Entrance Hall

Cloakroom

Living room with feature fireplace

Fitted kitchen with integrated appliances

Master bedroom with built-in wardrobes

En-suite bathroom

Second bedroom/Study room

Gas central heating

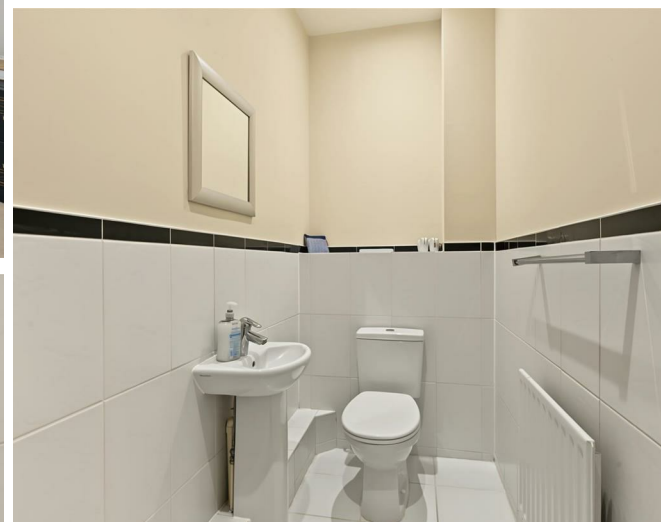
Two allocated parking spaces

Secure gated development

Established communal gardens and grounds

EPC - 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 '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).