









A wonderful **WELL PRESENTED** two bedroom house close to excellent amenities and is well positioned for easy access to the City Centre, Thameslink and the motorway network. This superb home offers a **MODERN KITCHEN** and **BATHROOM**, as well as a lovely garden and **OFF STREET PARKING** for several vehicles.

**£1,400 per month**

To Let Unfurnished

White goods: Washing Machine, Dishwasher, Fridge freezer, Gas hob and electric oven.

Council tax band: D

EPC Rating: C

Available from 14th March 2024

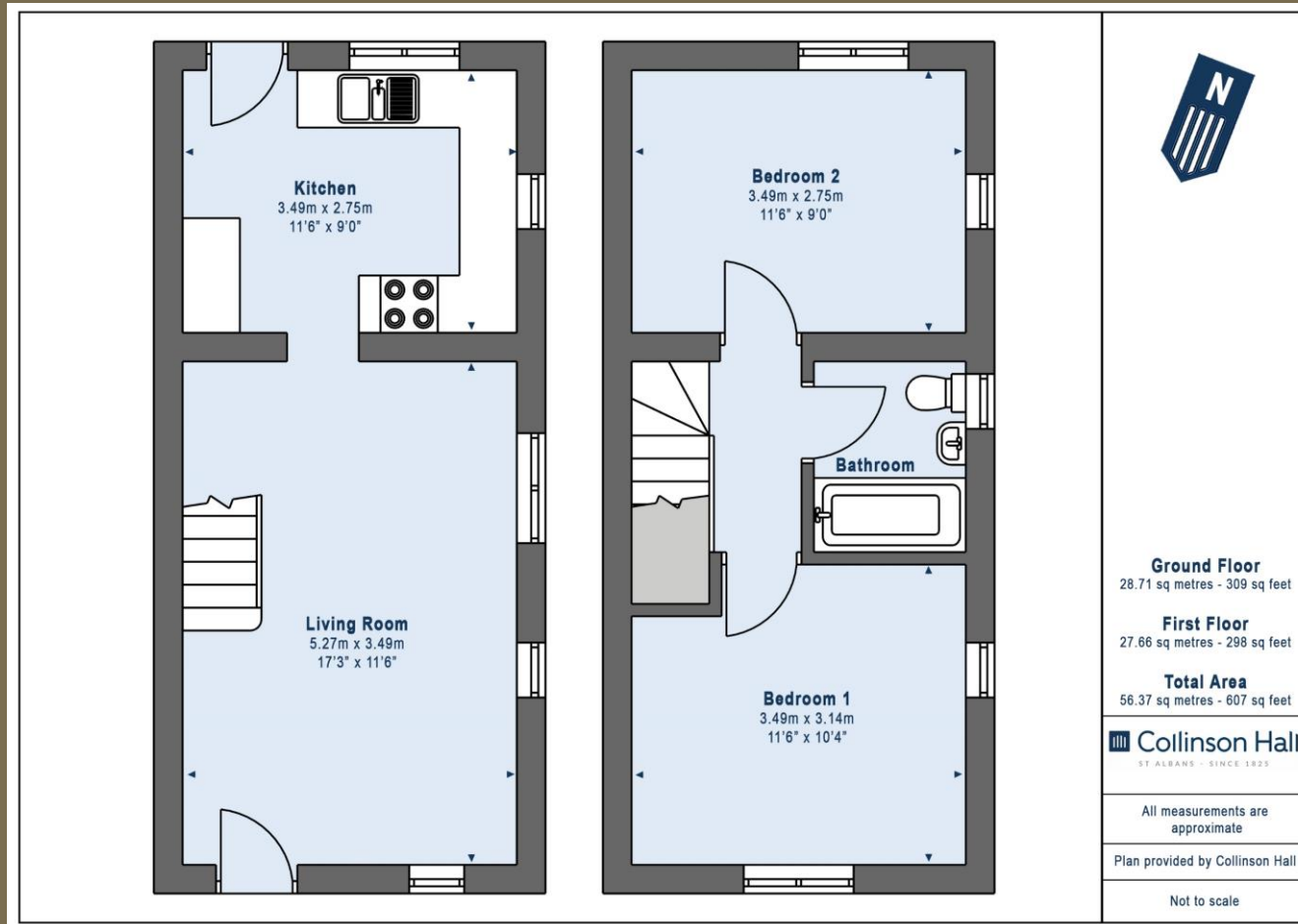
Viewings on Saturday 27th January between 10-12 - please call the office for an appointment.











**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk