







**A FANTASTIC larger than average STUDIO APARTMENT, located on the top floor, with the benefit of PARKING, and a shared GARDEN. Situated in a SMALL DEVELOPMENT, this property provides EASY ACCESS to the Mainline Station and City Centre.**

**£1,200 per month**

To Let Unfurnished

Available NOW

12 Month Tenancy

EPC Rating: C (76)

Council tax band : B

White Goods: Fridge / Freezer / Oven and Hob

Parking: One allocated space

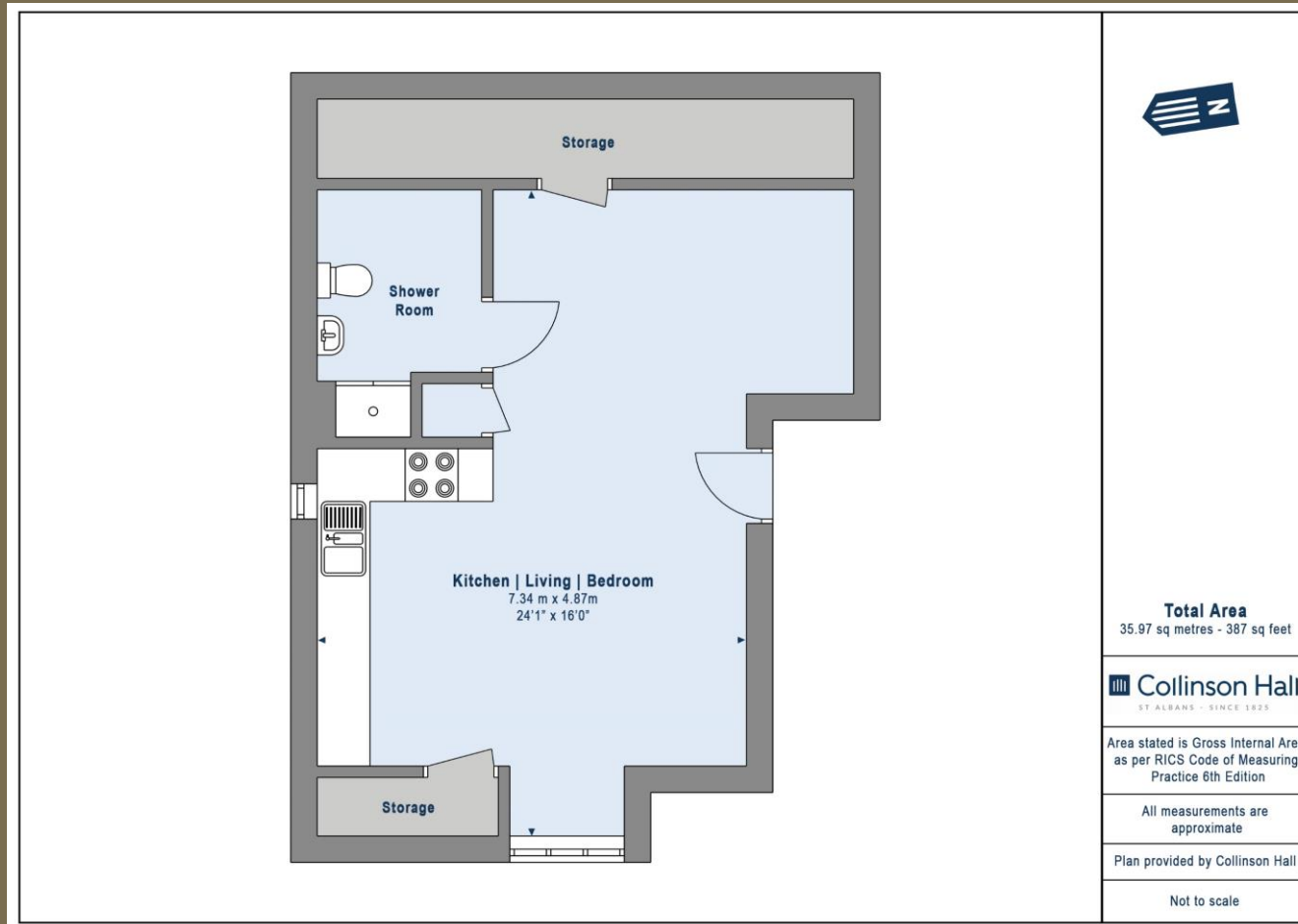
Viewings: Please call the office for an appointment.

Mobile (based on calls indoors)  
O2, EE , Vodafone

Broadband (estimated speeds)  
Standard 7 mbps  
Superfast 80 mbps  
Ultrafast 322 mbps

Satellite & Cable TV Availability  
BT & Sky





**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.



collinsonhall.co.uk

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

