





**Don't miss out on this CHARMING COTTAGE** idyllically situated in the heart of St. Albans Abbey Orchard within the historic CONSERVATION AREA and just a short walking distance of the CITY CENTRE, Verulamium PARK, and the magnificent St. Albans Cathedral.

**£1,300 per month**

We enter into the cozy lounge, and through to the modern kitchen with handy separate storage, from here we find the fresh and clean bathroom with shower over bath.

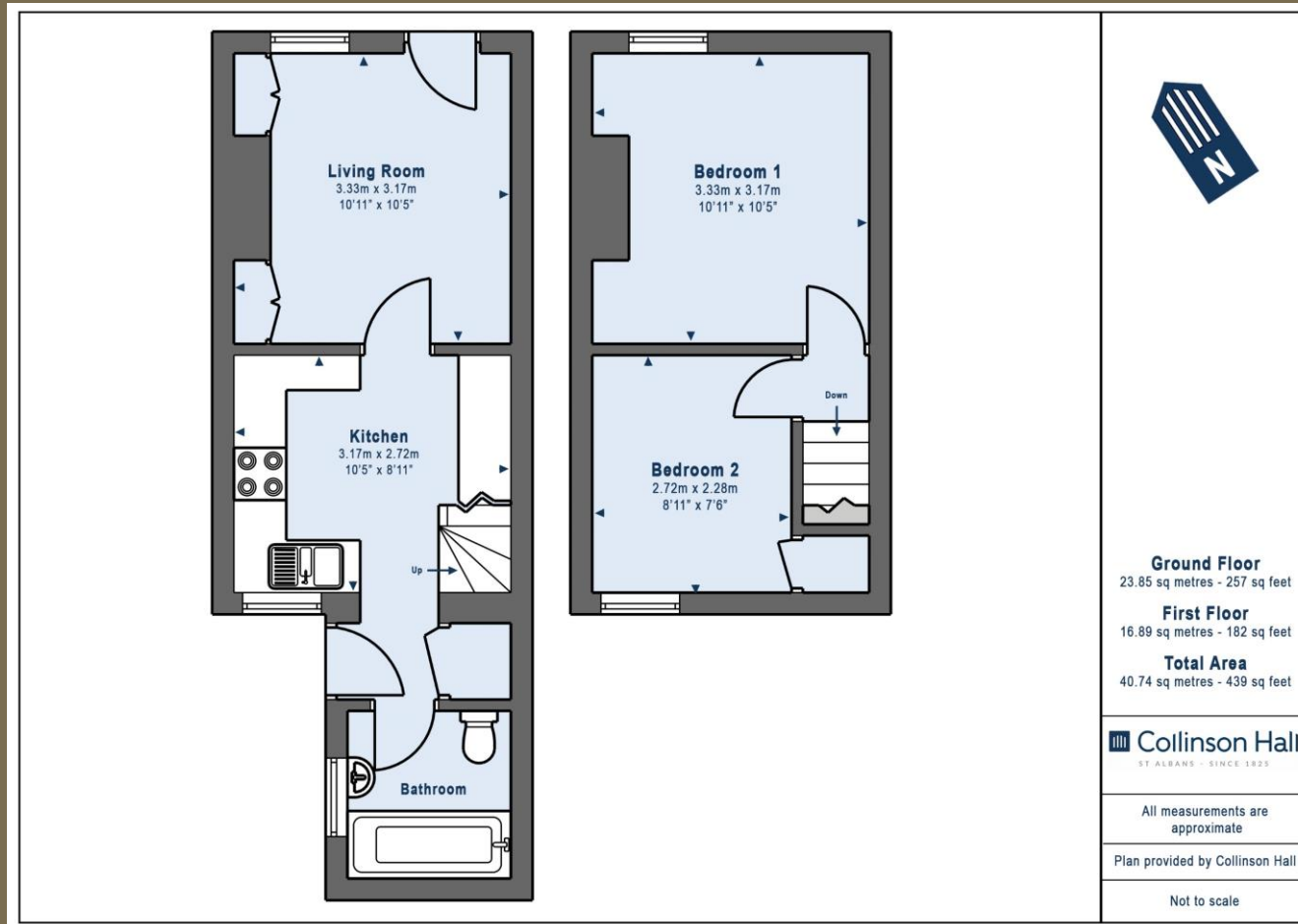
Upstairs there is a spacious double bedroom with a further single bedroom.

Outside there is a lovely low-maintenance south-facing rear garden.

This property is available unfurnished, is council tax band E. The minimum term considered is 12 months and there is on-street permit parking.







**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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