



Collinson
Hall

Waverley Road, St. Albans, AL3 5QF





This **WELL PRESENTED**, mid-terraced property is located on a **QUIET CUL-DE-SAC**, in the Batchwood area of St. Albans, which provides excellent access to the vibrant **CITY CENTRE** and is close to **HIGHLY REGARDED LOCAL SCHOOLS** and excellent **LOCAL AMENITIES**. Set over **THREE FLOORS**, it provides **SPACIOUS** and flexible living accommodation throughout. With handy **PERMIT PARKING**, one not to miss!

£1,700 per month

We enter into the bright entrance hall, which leads to the modern kitchen, passed the guest cloakroom in the hallway and onto the spacious lounge/dining area with double patio doors, which open directly onto the lovely enclosed lawned rear garden.

On the first floor, there is a family bathroom and two bedrooms.

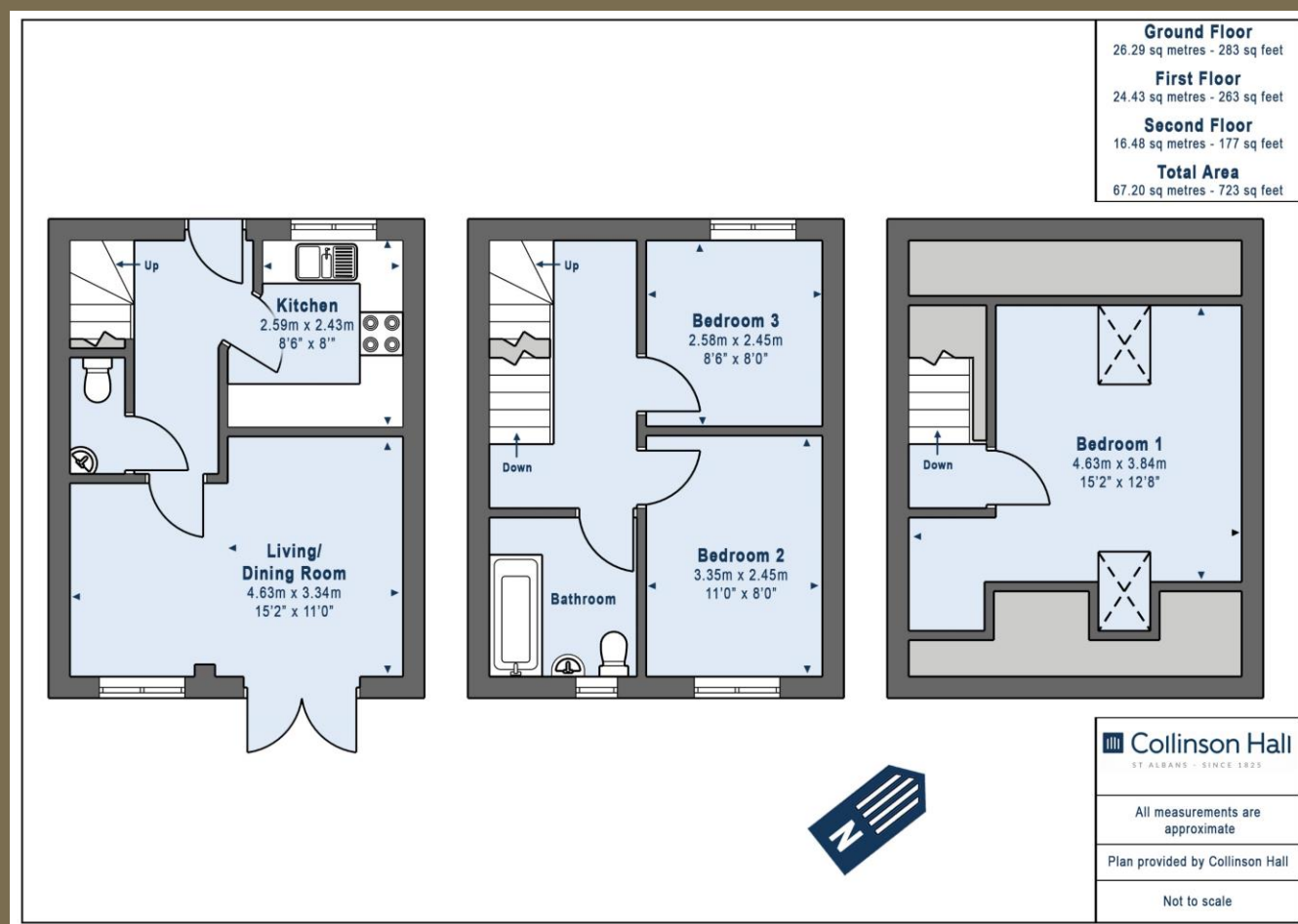
On the second floor, there is the spacious principal bedroom, with plenty of under eaves storage.

Externally, in addition to the lovely lawned garden, we find the handy permit parking space located to the side of the property.

This fabulous property is available immediately, is unfurnished, Council tax band E, with a minimum tenancy of 12 Months.







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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