



Cassidy  
& Tate  
Your Local Experts

*Station Road, Harpenden, Hertfordshire, AL5 4SE  
£725 PCM*

Cassidy & Tate are pleased to offer immediately for rent, this one bedroom, top floor flat which is positioned in a very convenient location within a minute's walk to the main railway station, linking Harpenden to London, St. Pancras and the excellent amenities of Harpenden's High Street. Living accommodation comprises of an entrance hall with entry telephone, an open living / kitchen room, and a double bedroom with en-suite. Parking is allocated on a 'first come, first serve basis'. Harpenden is a commuter town with direct rail connection to central London. The rail link also gives direct access to London Luton Airport, and London Gatwick Airport. Harpenden boasts three supermarkets including Sainsbury's, Marks and Spencer, and a Waitrose. Other shops include clothes shops, charity shops, estate agents, chemists and banks. There are two commercially owned cafe shops, Costa and Cafe Nero as well as a few independtly owned cafes which also sell food, plus a range of restuarants and public houses.



### Communal Entrance

Door to front. Stairs to first and second floor. Window to rear.

### Entrance Hall

Door to front. Carpet. Entry phone.

### Kitchen

Fitted kitchen comprising wall and base units. One bowl sink. Work surfaces. Electric oven with 4 ring hob above. Space for washing machine. Space for fridge/freezer. Tiled floor.

### Living Space

Double glazed window to front. Carpet. Spot lights to ceiling. Electric wall mounted heater.

### Bedroom

Double glazed window to rear. Carpet. Electric wall mounted heater.

### En-Suite

A white three piece suite comprising: W/C Wash hand basin. Shower cubicle. Shaver point. Extractor fan. Tiled floor.

### Exterior

Residents on street parking. Allocated on a first come first serve basis.

### Fees Apply

Once you have found a rental property of your preference, please enquire about the fees which will be applicable to this particular property. Referencing fees are charged per individual from the age of 16 years and above. Additional fees may apply if a guarantor is required. For full information on how these fees are calculated, please contact the office.

### Why Cassidy & Tate

At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning more than 5 decades, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

### Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

### Council Tax Rating

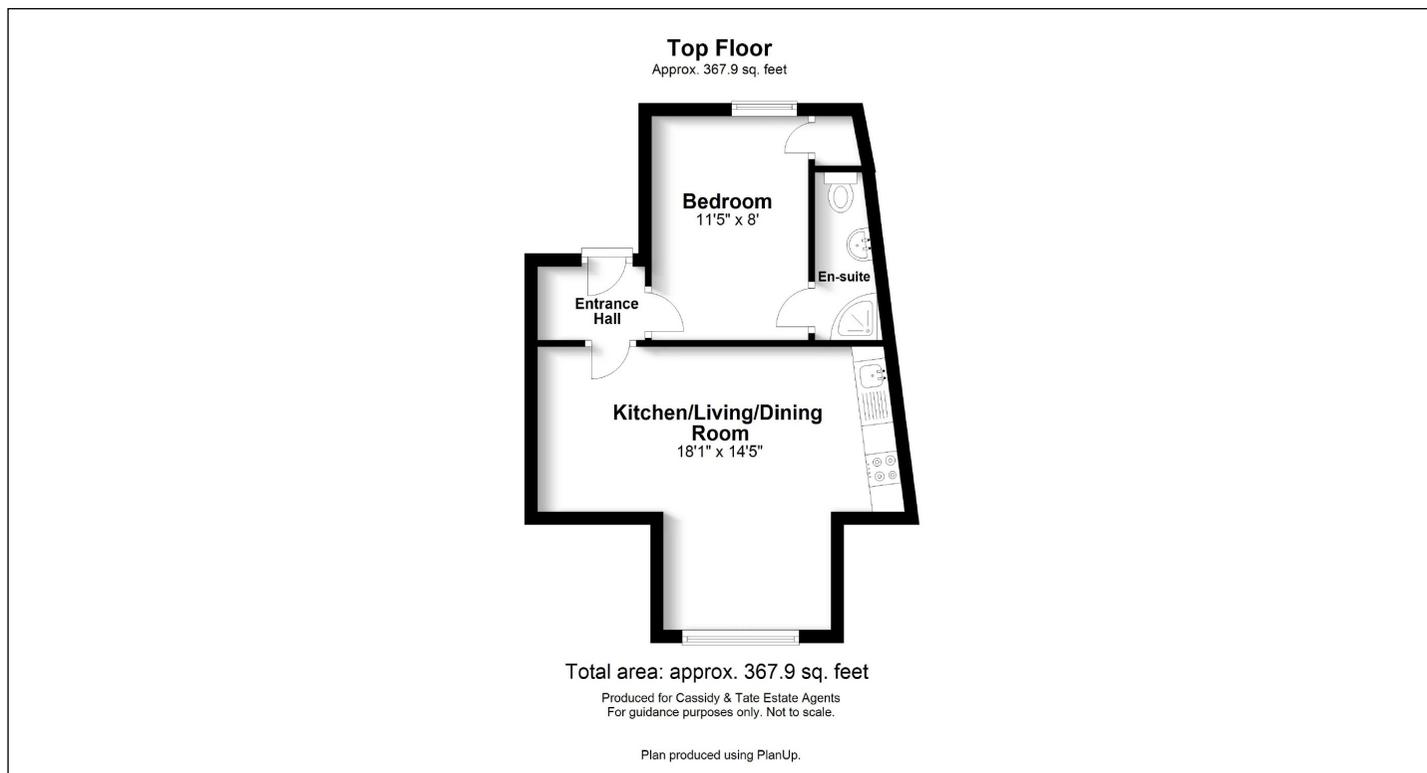
St. Albans District Council

### Council Tax Band

TBC

### Council Tax Charge

£





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