



19 Blacksmith's Lane

St Michael's Village | St Albans | Hertfordshire | AL3 4SQ

**STRUTT
& PARKER**

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A delightful three bedroom Victorian mid-terrace cottage, forming part of the Gorhambury Estate and situated in the Conservation Area of St. Michael's Village

Entrance Hall | Sitting Room | Kitchen | Three Bedrooms | Family Bathroom | Garden | Outbuilding

Situation

The property is located on the western side of the historic city of St Albans, in the highly desirable area of St Michael's village. This sought after location is a designated Conservation Area and lies approximately 1 mile from the city centre. It is close to Verulamium Park, as well as many local facilities and amenities. The mainline railway station in St Albans is located approximately 1.5 miles from the property, and offers a direct link to London St Pancras and The City in approximately 19 minutes. Major road links including the M25, M1 and A1 (M) are all in close proximity.

The Property

Of brick construction with a slate roof, this three bedroom property offers a unique chance to live within the much sought after Conservation area of St Michael's and forms part of the Gorhambury Estate. Benefitting from spacious living areas this cottage also benefits from a large garden, perfect for families.



Ground Floor:

Kitchen 2.66m x 2.20m

With a range of fitted cream wall and base units with wooden effect worktops, electric oven with extractor hood over, stainless steel sink, plumbing for washing machine, vinyl floor and radiator. Large window looking out to reargarden.

Sitting Room 3.96m x 3.66m

With traditional fireplace with tiled surround and hearth, radiator, telephone socket, laminate flooring and a useful storage cupboard. Doors offering access to rear passage and entrance hall.

Bathroom 2.64m x 1.45m

With W.C., bath with electric shower over, pedestal wash basin, vinyl floor and radiator.

First Floor:

Bedroom 1 4.87m x 2.84m

A spacious room with carpet, radiator and built-in cupboard

Bedroom 2 2.61m x 2.52m

With carpet and radiator. This room benefits from lovely views over the spacious rear garden.

Bedroom 3 2.44m x 2.44m

Also offering a view over the rear garden, with carpet and radiator

Outside

The 25m rear garden, with lockable brick outbuilding, small patio area and lawn with borders of mature shrubs, is a real highlight of this property.



General

Services Mains electricity, gas, water and drainage. Gas fired central heating

Energy Performance Band D

Local Authority St Albans City and District Council

Council Tax Band E

Rent £1,400 per calendar month plus charges

Term Length 12 months initially

Tenancy Agreement Assured Shorthold Tenancy

Commencement Date Available 17th October 2016

Deposit The ingoing tenant will be required to pay the equivalent of two months' rent to be held as a deposit for the duration of the tenancy.

Charges

The following Tenant Charges will apply prior to tenancy commencement:

Credit References per applicant £60.00

Tenancy Agreement £240.00

Inventory recharged at cost of £162.00

All advertised prices are exclusive of utility costs and other associated services.

Directions

Available directly from Strutt & Parker.

Contact

For more information or to arrange a viewing please contact:

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