



St Germain's Cottage

St Michael's | St Albans | Hertfordshire | AL3 4SH



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A unique Grade II Listed one bedroom period cottage situated in the sought after Conservation Area of St Michael's Village, forming part of the Gorhambury Estate.

Sitting Room | Kitchen | Bedroom | Bathroom

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 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. It is also close to major road links with the M25, M1 and A1 (M) all in close proximity.

The Property

A unique one bedroom period cottage situated at the heart of St Michael's and forming part of the Gorhambury Estate. The cottage is Grade II Listed and benefits from many traditional features including exposed timber beams and a cast iron fireplace. The property benefits from a spacious modern kitchen and bathroom suite.



Ground Floor:

Kitchen 2.38m x 4.48m

With a range of fitted white gloss wall and base units, electric oven and gas hob with stainless steel extractor hood over, integrated whirlpool dishwasher and washing machine, integrated whirlpool fridge and freezer, stainless steel sink with mixer tap and draining board. Casement style window to side. Front door and doors to bathroom and to sitting room.

Sitting Room 3.81m x 4.34m

With original oak exposed beams, cast iron fireplace with tiled hearth and surround, radiator, carpet, a range of cupboards. Casement style window to front. Access to first floor.

Bathroom 1.22m x 2.74m

With shower, WC, pedestal sink, radiator, storage cupboard and skylight. Natural slate tiled floor.

First Floor:

Bedroom 3.80m x 3.10m

With carpet, radiator and casement window to front. Decorative cast iron fireplace set into the chimney breast. Traditional exposed timber beams.

Outside

The cottage accessed from St Michael's Street via a shared access with the next door property. There is no outdoor space, nor parking with the property.

General

Services Mains electricity, gas, water and sewerage.

Gas fired central heating

Energy Performance Band E

Local Authority St Albans City and District Council

Council Tax Band E



Rent £1,025 per calendar month plus charges

Term Length 12 months initially

Tenancy Agreement Assured Shorthold Tenancy

Commencement Date Available 1st May 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 £102.00

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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Viewing strictly by prior appointment through



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