



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Elm Lawns Close, Avenue Road, AL1 3RE  
£2,500 Per Month



Available from 20th June 2024

This stylish well maintained three double bedroom townhouse provides flexible accommodation arranged over three floors.

On the ground floor there is a well-planned modern kitchen and pantry, and a separate cloakroom and a dining room which overlooks the rear garden. On the first floor there is a bright and airy living room with views over neighbouring gardens and a double bedroom which overlooks the rear garden.

Moving up to the second floor there are two further double bedrooms and a family bathroom. To the front of the property there is a driveway providing easy parking and an easy to maintain east facing garden with gated rear access. There is also ample visitors parking.

Elm Lawns Close is located on Avenue Road which is a highly sought after address in St Albans city centre and there are local schools nearby. The mainline station is within walking distance and the city centre offers extensive array of day-to-day amenities and leisure facilities.

**Council Tax Band: E**

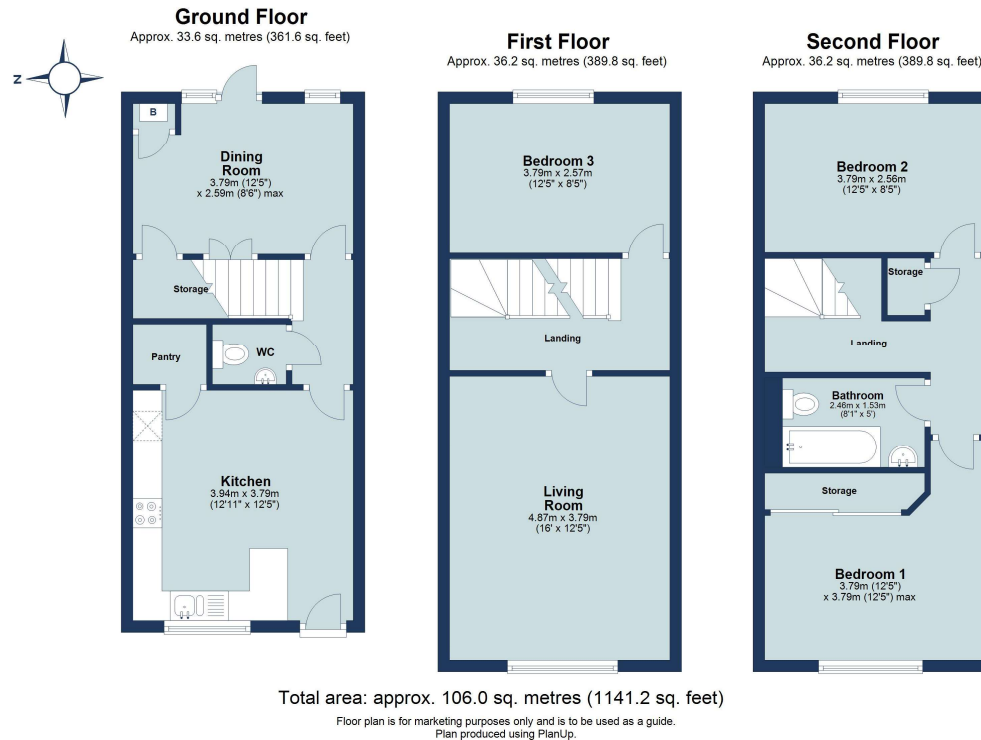
**EPC Rating: C**

**Holding deposit - £576.92**

**Security deposit - £2884.61**

#### TENANT INFORMATION:

If you would like to rent this property, we require our reservation form, ID, holding deposit form and one weeks rent as a holding deposit, which will contribute to your first month's rent. If you require further information, please call the lettings team or visit our website [bradfordandhowley.com](http://bradfordandhowley.com).



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