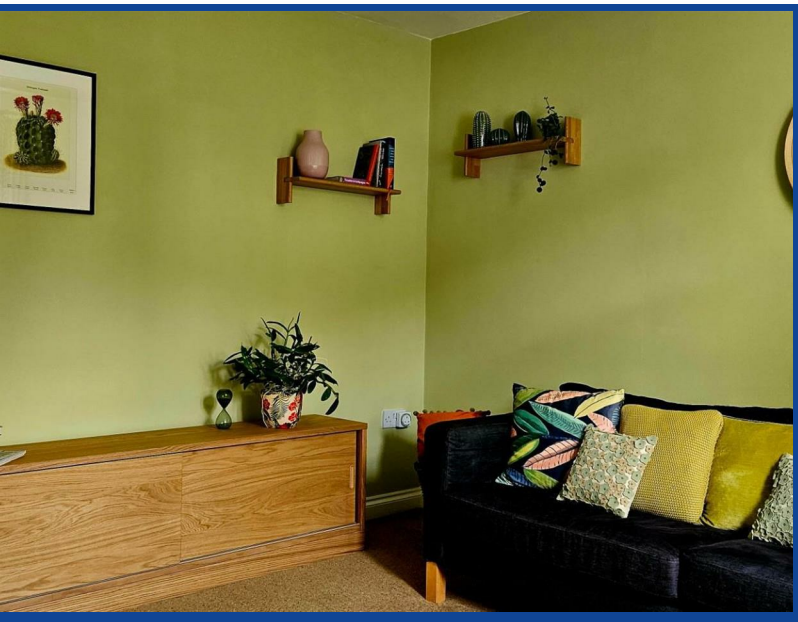






Station Lane, DH1 1LJ
5 Bed - Student Property
£176 Per Week

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** STUDENT PROPERTY - BROADBAND INCLUDED **

Modern, stylish and fully furnished, townhouse located at the top of Claypath.
• Purpose built for student occupation with two bathrooms, a large dining kitchen, laundry room, lounge and garden. There are also two off-road parking spaces which are essential in the city centre where parking restrictions apply.
• Local landlord available to help and support tenants.
• The house is built over three storeys with five bedrooms. There is the option to refurbish the lounge as a sixth bedroom on request.
• Each room is clean and modern with light and bright minimalist decor. The rooms are spacious and contain a large desk, bed, wardrobe, bed-side table, reading lamp, drawers and desk chair.
• Station Lane is excellently located, being a five minute walk from the Student Union and Market Square. It is a 15 minute walk to Tesco extra (or you can jump on a bus just next to the house). The house is set off the main road providing quiet and privacy in the centre of the city.
The tenancy is available from 1st July 2027 for £176.00 per person, per week (inclusive of full fibre broadband only). A bills inclusive package for all utilities is currently available for £196.00 per person, per week (based on fair usage).

EPC Rating - C

BOND £500 PER STUDENT | £176 PER WEEK PER STUDENT

REDRESS
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH











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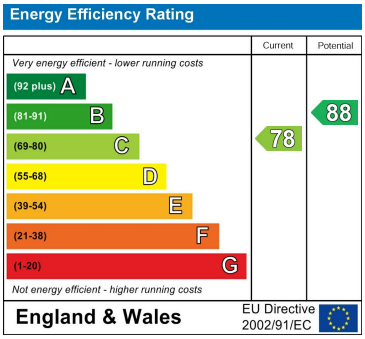
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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