



## 1 Mandeville Mews Mandeville Drive, St. Albans, AL1 2LE

Lanes are pleased to offer this 2023 build FIVE bedroom end of terrace property. Benefiting from first floor bathroom, ensuite, second floor shower room, living room, WC and a fully fitted modern kitchen/diner.

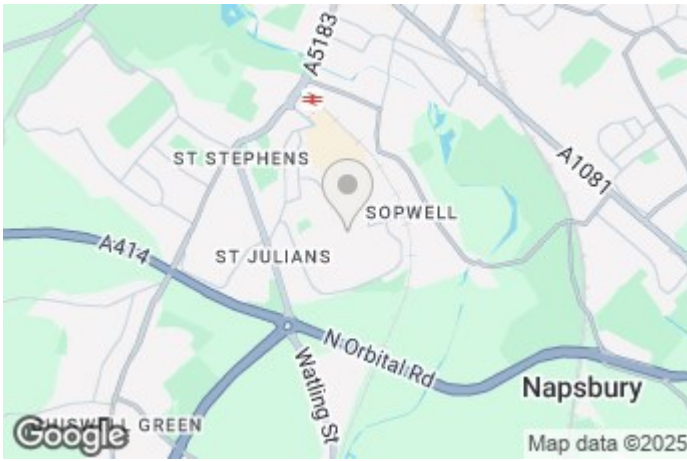
The garden comes equipped with a mix of patio and grass areas as well as a shed for outdoor storage.

\*COUNCIL TAX BAND F\*

Tenant Requirements:

This property requires a household income of £88,500 per year+.

# £2,950 PCM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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