



Boundary House

Boundary Lane, Welwyn Garden City,
Hertfordshire, AL7 4EH

Fixed Price £650

COUNTRY PROPERTIES
PART OF HUNTERS

AVAILABLE TO LET NOW!!! First floor, studio apartment. No deposit scheme available via flatfair.

- Studio Apartment
- No Deposit Option Available via Flatfair
- First Floor
- Double Glazed Throughout
- Available Unfurnished

GROUND FLOOR

Communal Entrance Hall

Entry via communal door entry system. Stairs to first floor.

FIRST FLOOR

Entrance Hall

Personal door leading through to the entrance hall. Doors to storage cupboards. Door to living room/bedroom. Door to bathroom.

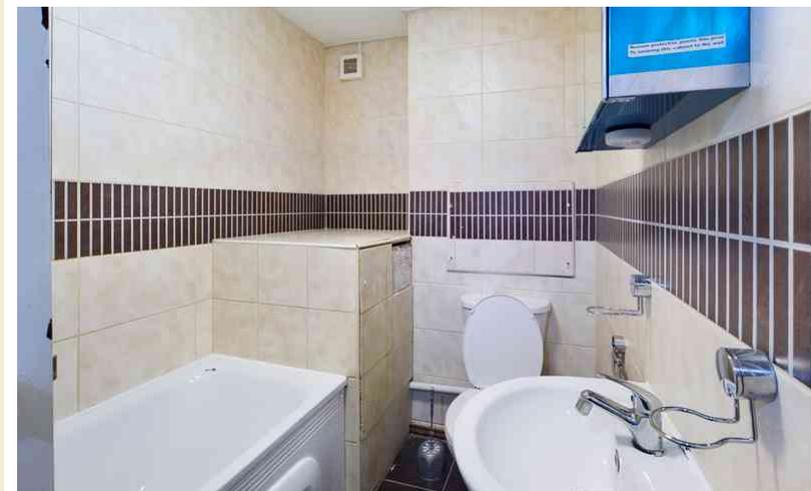
Living Room/Bedroom & Kitchenette

Living Room/Bedroom Area: UPVC multi-pane double glazed window to the rear aspect. Laminate flooring. TV and power points. BT Open Reach cable and telephone points. Storage heater. Built-in wardrobe. Open plan to kitchenette.

Kitchenette Area: A fully fitted kitchen with a range of matching wall and base cupboards with a roll edge work top over, inset with a stainless steel single bowl sink unit with mixer tap over. Freestanding automatic washing machine. Electric oven. Under counter fridge. Ceramic floor and wall tiling. Extractor fan.

Bathroom

Suite comprising of a panel bath with mixer tap, shower attachment over and shower screen. Low level dual flush WC. Pedestal wash hand basin. Ceramic floor and wall tiling. Mirror fronted bathroom cabinet. Wall mounted electric heater. Extractor fan.



Agent's Note

Council Tax: Band A £1,275.10

Photos represent similar studio apartments within the block.

To comfortably afford a monthly rent of £650 PCM, your annual/joint annual salary should be £20,000 PA.

Your Guarantor's annual salary should be £24,000 PA.

No Deposit Option Available via Flatfair. Please ask for further details.

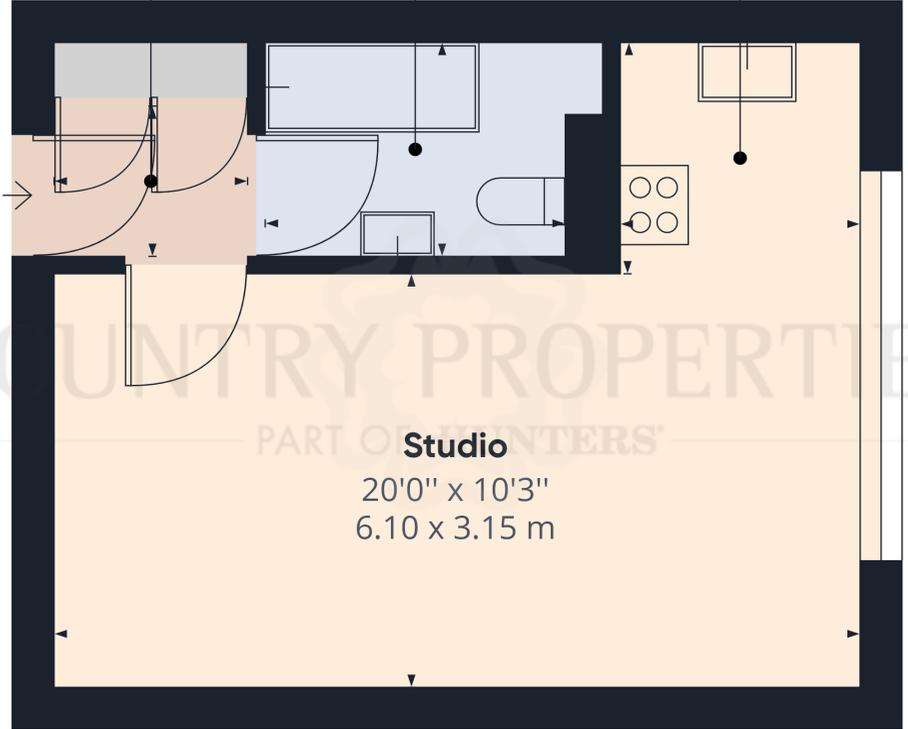
Agency reference fees £0.00 for First Applicant and a further £0.00 for every subsequent person over the age of 18 who will reside in the property and is payable on return of applications, further fees of £0.00 may be charged if a Guarantor is required. A deposit of 5 week's rent is due on the move in date along with the first months rent. A check out fee of £0.00 (inc VAT) will be deducted from the deposit at the End of Tenancy.



Entrance Hall
5'0" x 3'8"
1.54 x 1.13 m

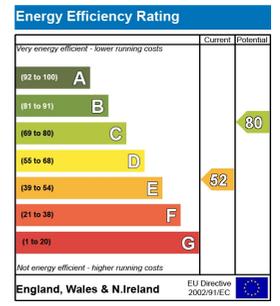
Bathroom
7'5" x 5'5"
2.26 x 1.67 m

Kitchen
6'0" x 5'9"
1.84 x 1.76 m



Studio
20'0" x 10'3"
6.10 x 3.15 m

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Approximate total area⁽¹⁾
323.62 ft²
30.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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