



Nettlecroft

Welwyn Garden City,
Hertfordshire, AL7 2DW
Fixed Price £875 pcm

COUNTRY PROPERTIES
— PART OF HUNTERS —

AVAILABLE NOW!! Ground floor, unfurnished, one bedroom double glazed throughout apartment with communal parking. Sorry, no pets.

- Available Now!!!
- Ground Floor Unfurnished Apartment
- One Bedroom
- Double Glazed Throughout
- Communal Parking
- Sorry, No Pets

GROUND FLOOR

Entrance Hall

Entry via double glazed front door leading into the entrance hall. Doors to two storage cupboards, one housing the gas central heating boiler. Door to large walk-in storage cupboard. Fully carpeted. Radiator. Door entry security handset. Wall mounted central heating thermostat. Door to bedroom, bathroom, kitchen and living room.

Kitchen

A fully fitted kitchen with a range of matching wall and floor cupboards with a roll edge worktop over, inset with a stainless steel sink unit with chrome mono bloc tap and drainer to side. Freestanding fridge/freezer. Four ring gas hob with electric oven. Integrated washing machine. Wood effect vinyl flooring. Tiled splash backs. Double glazed window.

Living Room

Double glazed window. Fully carpeted. TV and power points. Double radiator.



Master Bedroom

Double glazed window. Fully carpeted. TV and power points. Radiator. Door to built-in storage cupboard.

Bathroom

White suite comprising of panel bath with shower attachment. Low level WC. Pedestal wash hand basin. Wood effect vinyl flooring. Heated towel rail. Fully tiled walls. Double glazed window with obscure glass.

EXTERIOR

Communal Parking

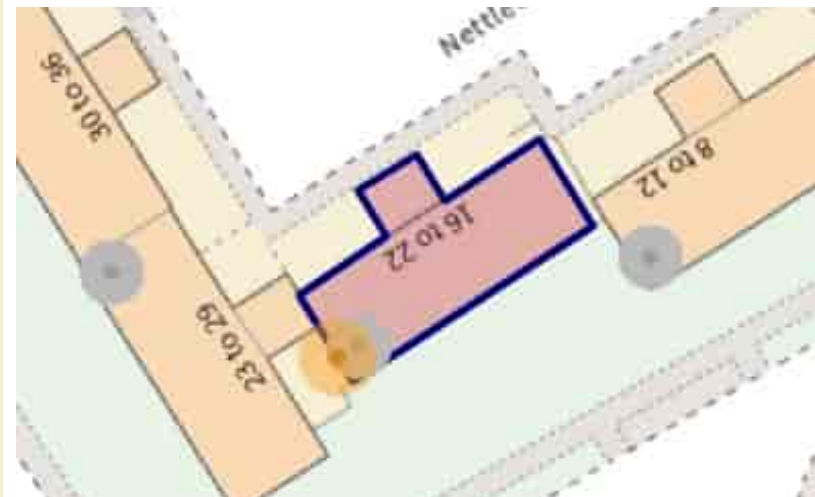
The property benefits from communal parking.

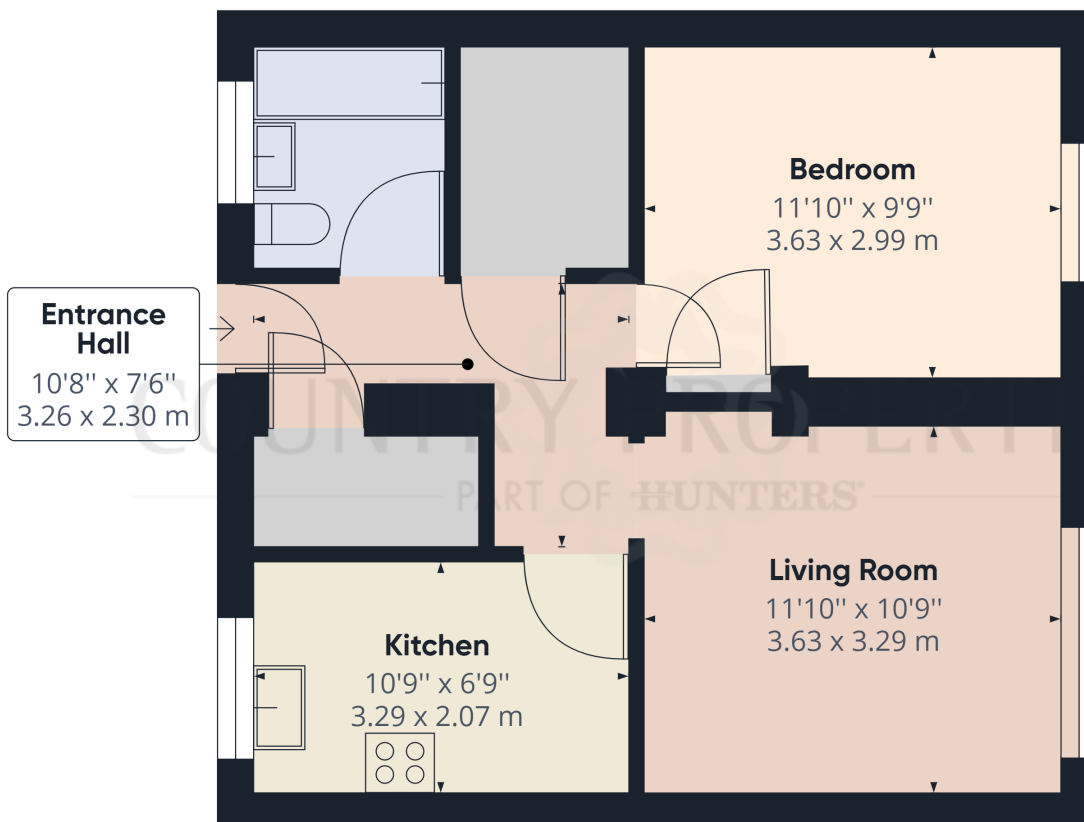
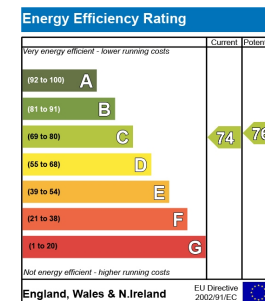
Agents Note

Council Tax: Band B £1,487.62
To comfortably afford a monthly rent of £875 PCM your annual or joint annual salary/income should be £26,500 PA

Your Guarantors annual salary/income should be £32,000 PA.

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.





Approximate total area⁽¹⁾
470.92 ft²
43.75 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.

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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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