



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	79	80
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland EU Directive 2002/91/EC		

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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BEAUTIFULLY PRESENTED ONE BED TOP FLOOR APARTMENT
RECENTLY DECORATED AND RE CARPETED THROUGHOUT,
AVAILABLE IMMEDIATELY, Located in Welwyn Village.

- One Bedroom Apartment
- Top Floor Apartment
- Plenty of Communal Parking;
- Kitchen With Brand New White Goods
- Located In Welwyn Village
- Refurbished Throughout.
- Outdoor Storage Shed
- Brand New Carpets Throughout.
- Vodafone Superfast 1 Broadband Included!

GROUND FLOOR

Communal Entrance Hall

Communal entry door with entry phone system leading into the Communal Entrance Hall, stairs to first and second floor.

SECOND FLOOR

Entrance Hall

Brand New Carpet, Entry phone system, Airing cupboard with shelves and water tank. Doorways through to Master Bedroom, Living Room, Bathroom and Kitchen, Radiator. Telephone point. Smoke alarm and new RCD unit.

Living Room

Brand New Carpet, Windows to Front Aspect, Telephone line, Smart control lights connecting to ceiling downlighters and main light. New carpet. Thermostatically controlled radiator. TV aerial port. Storage cupboard with shelving.



Kitchen

With a range of cream gloss storage cupboards, Wood roll edge worktop inset with Stainless steel sink with chrome tap over , Grey ceramic wall tiles and Stainless steel splash back. Integrated Neff oven with halogen hob and extractor hood over, Brand new under counter Beko Washing Machine. New free standing Beko Fridge/Freezer. Wall based Worcester boiler, Tiled flooring, Storage cupboard.

Bathroom

Recently refurbished, Suite comprising of a panel bath with individual chrome taps and new shower unit over. Low level W/C, Wash hand basin with chrome mixer tap. Brand New Chequered effect vinyl flooring. Frosted window. Part tiled walls, Heated towel rail, Extractor Fan

Master Bedroom

Brand New Carpet, Thermostatically controlled radiator, Window to front aspect. Built in mirrored wardrobe, Phone line. Power points.

EXTERIOR

Communal Parking

This property benefits from Communal Parking

Outdoor Storage Shed

This property benefits from an outdoor storage shed.

Agents Notes

Council Tax Band: B
EPC Band: C (79)
Property Tenure: Leasehold

Deposit Required: £1125

