



**Berwick Place**  
Welwyn Garden City,  
Hertfordshire, AL7 4TU  
Fixed Price £1,000 pcm

**COUNTRY PROPERTIES**  
PART OF HUNTERS

**AVAILABLE TO LET NOW!!** Top floor apartment, two double bedrooms, two bathrooms with en-suite to master, Juliet balcony to living room and allocated parking for one vehicle.**PLEASE NOTE: 6 MONTH LET ONLY.**

- Short Term 6 Month Let Only
- Available Unfurnished from Now!!!
- Second/Top Floor Apartment
- Two Double Bedrooms
- Two Bathrooms (En-suite to Master Bedroom)
- Juliet Balcony from Living Room
- Allocated Parking for One Vehicle
- Sorry, No Pets

## COMMUNAL ENTRANCE HALL

### Entrance Hall

Entry via communal door leading through to entrance hall via secure entry phone. Stairs to all floors.

## SECOND/TOP FLOOR

### Entrance Hall

Entry via personal door leading through to the entrance hall. Double glazed window. Radiator. Security door entry phone handset. Two built-in storage cupboards. Loft access. Doors to bedrooms, family bathroom and living room.

### Living Room

Double glazed French doors opening out to Juliet balcony. Fully carpeted. TV, telephone and power points. Radiator. Ceiling coving. Door to kitchen.

### Kitchen

A fully fitted kitchen with a range of matching wall and floor cupboards with a laminate roll edge work top over, inset with a stainless steel one and a half bowl sink unit with chrome mono bloc tap over and drainer to side. Tiled splash backs. Electric oven with four ring gas hob with extractor hood over. Space and plumbing for automatic washing machine. Integrated under counter fridge and freezer. Wood effect laminate flooring. Two double glazed windows.

### Master Bedroom

Double glazed window. Radiator. Built-in double wardrobe. Doors to en-suite shower room.

### En-suite to Master Bedroom

Comprising of a shower cubicle. Low level WC. Pedestal wash hand basin. Shaver point. Radiator. Part tiled walls. Extractor fan.

### Second Bedroom

Double glazed window. Radiator.

### Family Bathroom

Comprising of panel bath with chrome mono bloc mixer taps and shower attachment. Low level WC. Pedestal wash hand basin. Shaver point. Radiator. Part tiled wall. Extractor fan. Double glazed window with obscure glass.



## EXTERIOR

### Allocated Parking

The property benefits from one allocated parking space.

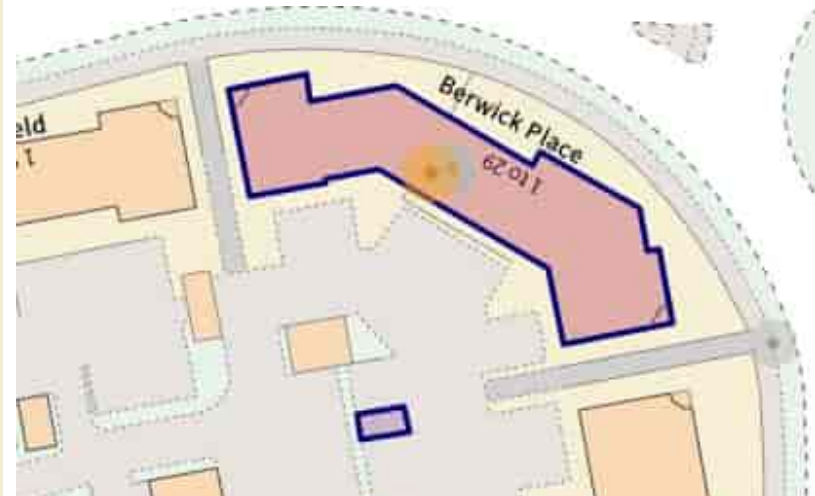
### Agents Note

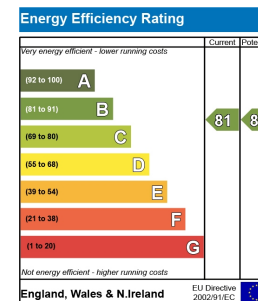
Council Tax: Band C £1,700.13

To comfortably afford a monthly rent of £1,000 PCM, Tenant's annual or joint annual salary should be £30,000 PCM. The Tenant's Guarantor's annual salary should be £36,000 PCM.

NOTE: This let will be for 6 months only and cannot be extended.

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.





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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[www.country-properties.co.uk](http://www.country-properties.co.uk)

