

Chequers Field



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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

Country Properties | 3, Bridge Road | AL8 6UN
T: 01707 339146 | E: welwngc@country-properties.co.uk
www.country-properties.co.uk

Two Bed, Two Bath, Unfurnished First Floor Apartment. Available Now!

- Living Room with Open Views.
- Kitchen with Appliances.
- Allocated parking.
- 2 bedrooms.
- En Suite.
- Large Bathroom.
- Double Glazing and Entry Phone System.

GROUND FLOOR

Communal Entrance Hall

Entry via telephone door entry system. Door leading through to Communal Entrance Hall. Stairs rising to First Floor.

FIRST FLOOR

Entrance Hall

Entry to apartment via personal wooden door leading through to Entrance Hall. Laminate wood effect floor. Wall mounted radiator. Cloaks hanging hooks. Telephone point. Wall mounted fuse box. Wall mounted telephone door entry system. Doors to all rooms.

Living Room

9' 2" x 14' 6" (2.79m x 4.42m). Open plan through to the Kitchen. Fully carpeted. TV and power points. Wall mounted radiator. Double glazed double doors with Juliet balcony and curtain rail above.

Kitchen

11' 11" x 8' 1" (3.63m x 2.46m). A fully fitted Kitchen comprising of wall and floor cupboards with work top over, inset with a single bowl stainless steel sink unit with tap over and drainer to side. Gas hob with extractor hood over. Freestanding Indesit dishwasher. Integrated fridge/freezer. Freestanding Indesit washing machine. Tiled floor. Wall mounted gas central heating boiler. Window. Ceiling light on dimmer.

Master Bedroom

9' 6" x 9' 8" (2.90m x 2.95m). Fully carpeted. Power points. Wall mounted radiator. Built-in double wardrobe with hanging rail within and shelf. Window. Door to En-suite Shower Room.

En-suite Shower Room

A fully fitted en-suite comprising of shower cubicle with Triton electric shower. Low level WC. Wash hand basin. Tiled flooring. Wall mounted radiator. Extractor fan. Ceiling pendant light.



Second Bedroom

10' 9" x 7' 3" (3.28m x 2.21m). Power points. Wall mounted radiator. Recess for free standing single wardrobe. Ceiling pendant light. Window.

Family Bathroom

4' 10" x 11' 8" (1.47m x 3.56m) A fully fitted Bathroom comprising of bath with mixer tap over. Low level WC. Wash hand basin with mirror and shaver point over. Tiled floor. Radiator.

Agency Fees

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.

Council Tax: Band C £1853.62

EPC Rating: TBC

Tenure: TBC

