



# 47, Sir John Newsom Way

Welwyn Garden City,  
Hertfordshire, AL7 4FJ  
£1,300 pcm

COUNTRY  
PROPERTIES



AVAILABLE NOW! Ground floor, two bedroom, two bathroom, ground floor flat with allocated parking for one vehicle.

- GROUND FLOOR FLAT
- TWO BEDROOMS AND TWO BATHROOMS
- AVAILABLE NOW
- ALLOCATED PARKING FOR ONE VEHICLE
- KITCHEN / DINER

## Ground Floor

### Communal Entrance Hall

Stairs leading to all floors. Security telephone door entry system.

### Entrance Hall

Private solid wooden entrance door leading through to own Entrance Hall. Wall hung electric storage heater. Fuse box. Security telephone door entry system. Doors leading through to the Living Room, Bathroom and Bedrooms.

### Master Bedroom

Double glazed window. Wall hung electric convector heater. TV point. Power points. Built-in-wardrobe with hanging space within. Built-in-drawers. Fully carpeted. Door leading through to En-suite Shower Room.

### En-suite Shower Room

Double glazed window with obscure glass. Suite comprising of a shower cubicle. Wash hand basin. Toilet. Spot lights.

### Second Bedroom

Double glazed window. Wall hung electric convector heater. TV point. Power points. Fully carpeted.

### Family Bathroom

Double glazed window with obscure glass. Suite comprising of bath with shower attachment on mixer taps, wash hand basin, low level WC. Warm air heating fan. Extractor fan. Vinyl floor covering. Boiler housed in storage cupboard. Spot lights.



## Living Room

Double glazed bay window. Wall hung storage heater. TV point. Electric power points. Fully carpeted. Door leading through to Kitchen.

## Kitchen

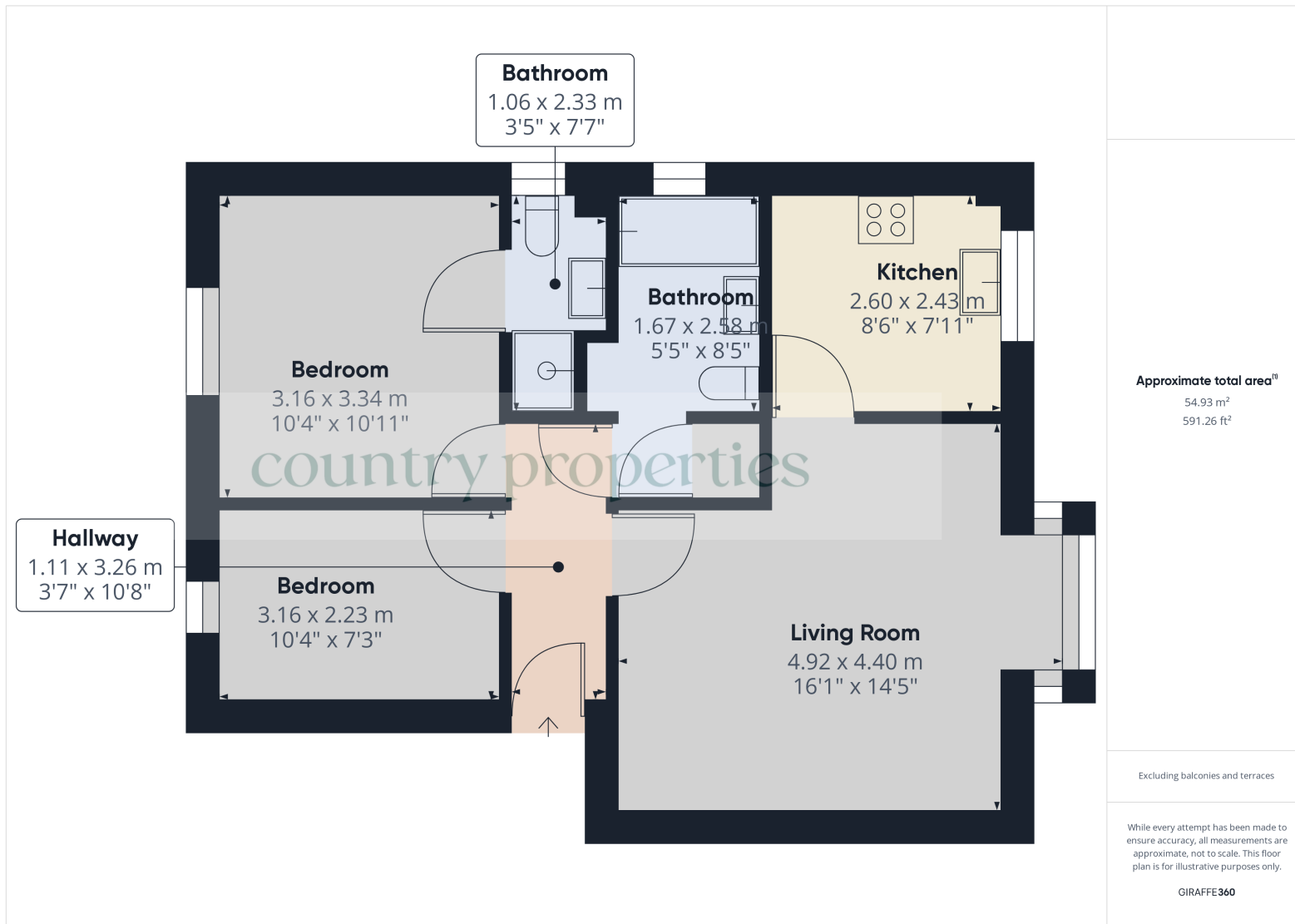
Double glazed window. Wall and floor cupboards with work surface over. Stainless steel sink unit with drainer to side. Integrated fridge/freezer. Integrated oven with electric hob and extractor hood over. Microwave. Stand alone dishwasher. Washing machine. Spot lights.

## Exterior

### Allocated Parking

Allocated parking for one vehicle.





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

Viewing by appointment only

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