



Bridge Court

Welwyn Garden City,
Hertfordshire, AL7 1GY
Fixed Price £1,150 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

Top floor, two bedroom unfurnished apartment with one allocated parking space. Available Early December 2021!!!

- First Floor Apartment
- Two Bedrooms
- Re-Decorated Throughout
- New Carpets Throughout
- New Kitchen and Bathroom
- Open Plan Living/Dining Room
- Located within 1/2 Mile Radius to the Town Centre & BR;
- Allocated Parking for One Vehicle
- Available Early December 2021!!

GROUND FLOOR

Communal Entrance Hall

Entry via secure video door entry system. Stairs to all floors.

FIRST FLOOR

Entrance Hall

Wood door opening through to entrance hall. Radiator. Power points. Wall mounted security video door entry system. Door to cupboard with cloaks hanging space within. Doors to all rooms.

Living/Dining Room

18' 2" x 10' 7" (5.54m x 3.23m)
Double glazed window to the front aspect. Fully carpeted. TV and power points. Radiator. Wall mounted central heating thermostatic controls. Double glazed doors with Juliet balcony. Archway through to kitchen.

Kitchen

7' 5" x 7' 6" (2.26m x 2.29m)
A fully fitted kitchen with a range of wall and floor based cupboards with work top over, inset with a stainless steel sink unit with tap over. Electric oven with four ring hob and extractor hood over. Freestanding washing machine. Freestanding tall fridge/freezer. Vinyl flooring. Ceiling spot light down lighters. Wall mounted gas central heating boiler.

Family Bathroom

9' 8" x 5' 6" (2.95m x 1.68m)
Comprising of bath with mixer taps, shower attachment with power shower over and shower curtain. Low level WC. Pedestal sink. Vinyl flooring. Part tiled walls. Radiator. Towel rail. Extractor fan.



Master Bedroom

13' x 7' 11" (3.96m x 2.41m)

Double glazed window to the side aspect.

Fully carpeted. TV and power points.

Radiator.

Second Bedroom

11' 9" x 6' 6" (3.58m x 1.98m)

Double glazed window to the side aspect.

Fully carpeted. Power points. Radiator.

EXTERIOR

Allocated Parking

The property benefits from one allocated parking space.

Agents Notes

Council Tax: Band C £1,700.13

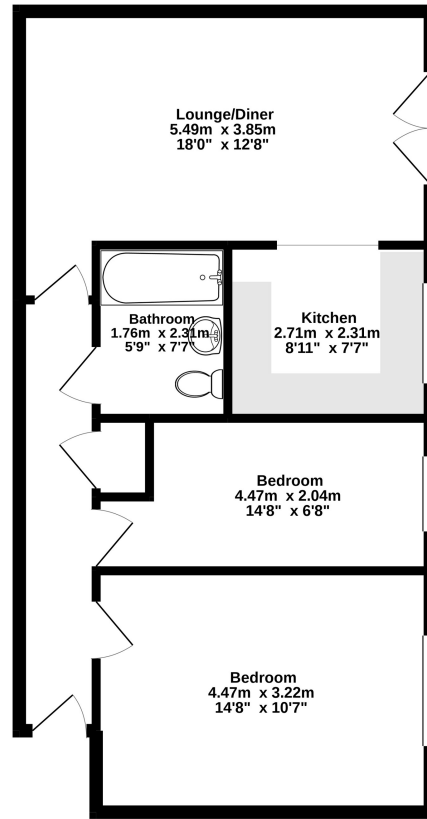
Rental Affordability: £36,000 PA

Guarantor Affordability: £43,200 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.



First Floor
57.6 sq.m. (620 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	82	82
(69 to 80)	C		
(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	

TOTAL FLOOR AREA : 57.6 sq.m. (620 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyngc@country-properties.co.uk

www.country-properties.co.uk

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