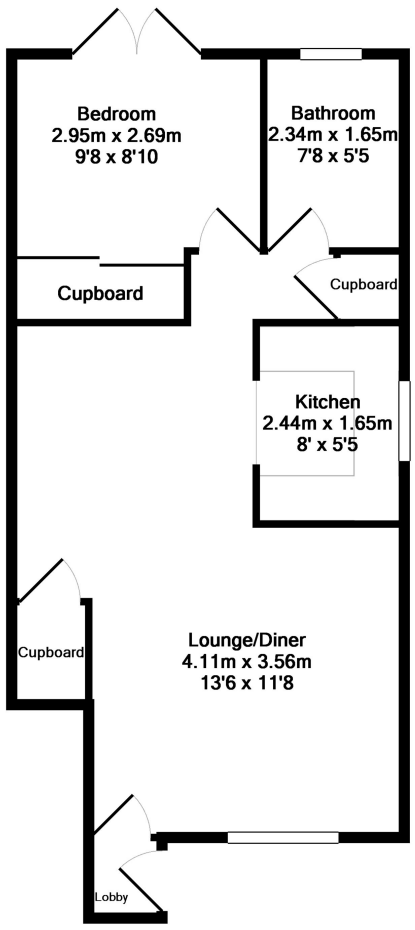
21, Ramblers Way

Welwyn Garden City,
Hertfordshire, AL7 2UU
£795 pcm



Total Approx. Floor Area 54.4 Sq.M. (585 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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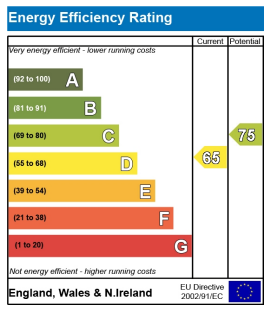

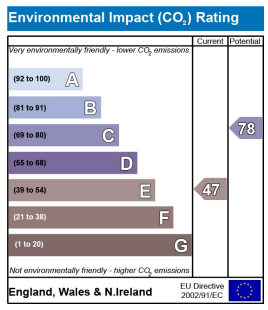

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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 6NH
T: 01707 339146 | **E:** welwyngc@country-properties.co.uk
www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

1 BED UNFURNISHED GROUND FLOOR MAISONETTE WITH PRIVATE REAR GARDEN.

- Available December 2018
- Spacious Living / Dining Area;
- Double Bedroom with Wardrobes;
- Large Shower / Wet Room;
- Allocated Parking;
- KITCHEN WITH APPLIANCES
- Direct access to your own private garden

Ground Floor

Entrance Lobby

Replacement double glazed door leading to Entrance Lobby with cloaks hooks. Multi paned glazed door leading to a Bright Living/Dining Room.

Living / Dining Room

Double glazed windows overlooking the front. Feature fire place with fitted gas coal effect fire. Leading through to the Dining Area. Wall mounted heater. Arch recess to under stairs storage space. Wall light points. Flooring in wood grain design throughout this area. Door to Inner Hallway.

Inner Hall Way

Water storage tank. Door to Double Bedroom. Flooring in a wood grain design.

Kitchen

A modern kitchen with a range of white wall and base cupboards with a glazed display cupboard and contrasting roll top work surfaces over. Stainless steel sink unit with mixer taps and drainer to side. Double glazed window. White goods including a cooker, washing machine and LEC fridge and freezer.

Bedroom

Fitted wardrobe with double doors with shelving space. Dimplex electric wall heater. Double glazed patio doors leading out to the rear garden. Flooring in a wood grain design.

Bathroom

Large walk in shower with full height tiled walls, pedestal wash hand basin and a low level WC. Heated towel rail. Replacement UYPC double glazed window. Electric wall heater.

Outside

Garden

Rear garden can be accessed via the bedroom. Patio area. Lawned area. Flowers and shrubs to borders. Fencing to the boundaries.

The property forms part of a private residential development on the Eastern outskirts of the Garden City close to wooded nature reserve and day to day amenities. Side access to rear.

Agency reference fees £210.00 for First Applicant and a further £102.00 for every subsequent person over the age of 18 who will reside in the property and is payable on return of applications, further fees may be charged if a Guarantor is required. A deposit of 1.5 months rent is due on the move in date along with the first months rent. A check out fee will be deducted from the deposit at the End of Tenancy.