



**Bathroom**  
2.55 x 2.14 m  
8'4" x 7'0"

**Kitchen**  
3.33 x 2.17 m  
10'10" x 7'1"

**Hallway**  
6.47 x 1.04 m  
21'2" x 3'4"

**Living Room**  
3.18 x 6.04 m  
10'5" x 19'9"

**Bathroom**  
1.32 x 2.77 m  
4'4" x 9'1"

**Bedroom**  
3.21 x 2.69 m  
10'6" x 8'10"

**Bedroom**  
3.01 x 2.66 m  
9'10" x 8'8"

**country properties**

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**Approximate total area<sup>1)</sup>**  
 55.14 m<sup>2</sup>  
 593.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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

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

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Going up in the world.... This 2 bed, 2 bath, top floor flat offers good sized accommodation in a modern, private block on the Southern outskirts of town. Well presented with a refitted kitchen and allocated parking to the rear. An ideal home for a first time buyer.

• 2 Bedrooms

- 2 Bathrooms
- Refitted kitchen
- Allocated parking
- Top floor

## Ground Floor

### Communal Entrance

A communal door with an entry phone system leads into the communal entry hall. Further door to car park. Stairs to floors above. Postage boxes.

### Second Floor

#### Shared Landing

A carpeted top-floor landing with doors to flats. Stairs to the below floors and a UPVC double-glazed window to the rear. It features a full-height double-glazed window to the front. Electric storage heater.

#### The Flat

##### Entrance Hall

Door with a peephole leading into the entrance hall with a radiator. Doors to rooms. Loft access. Ceiling coving and storage cupboard.

##### Living Room

The Living/Diner with replacement double-glazed UPVC window to rear. Radiator, television and telephone points. Ceiling coving. Open to the dining area.

##### Dining Area

Double-glazed UPVC window to front and side. Radiator. Ceiling coving. Ample room for dining table and chairs.

##### Kitchen

A modern kitchen with brushed steel handles. Stainless steel electric oven with matching stainless steel four burner gas hob over and a further stainless steel chimney extractor above. Integrated fridge freezer, space and plumbing for automatic washing machine. Laminate marble effect roll edge worktop with 1 ½ bowl stainless steel sink unit and mixer tap over. Wall-mounted glow worm boiler concealed within a matching kitchen cupboard. Double-glazed UPVC window to rear. Ceramic floor tiling. Ceramic wall tiling.

##### Bedroom One

Master bedroom suite with two UPVC double-glazed windows to front. Radiator. Built-in wardrobe with shelf and hanging space within ceiling coving. Door to en suite.



##### Ensuite

Ceramic wall and floor tiling. Low-level dual flush WC. Pedestal wash hand basin with mixer tap over. Walk-in double shower cubicle with triton electric shower within. Extractor Fan. Radiator. Electric shaver point.

##### Bedroom Two

Double-glazed UPVC window to the front. Radiator.

##### Bathroom

Ceramic floor tiling, ceramic wall tiling. Low-level dual flush WC pedestal wash, hand basin panel bath with mixer tap and shower attachment. Double-glazed UPVC window to rear with obscured glass. Radiator. Electric shaver point. Extractor fan.

##### Outside

##### Parking

To the rear of the property there is a carpark with 1 allocated parking spot for the flat and further visitors parking.

