



Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs	A		
(92 to 103)	B		
(81 to 91)	C		
(69 to 80)	D		
(55 to 68)	E		
(39 to 54)	F		
(21 to 38)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Maximum
Very environmentally friendly - lower CO ₂ emissions	A		
(92 to 100)	B		
(81 to 91)	C		
(69 to 80)	D		
(55 to 68)	E		
(39 to 54)	F		
(21 to 38)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		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 | 10, High Street | AL6 9EQ
T: 01438 716471 | E: welwyn@country-properties.co.uk
www.country-properties.co.uk

Two double bedroom first floor apartment, situated just off Knebworth High Street, within a short walking distance of local shops and BR Station. AVAILABLE END OF DECEMBER 2017

Ground Floor

Entrance

Private entrance leading to a spacious hallway.

First Floor

Hall / Study

Spacious area that would be suited as a study area, entry phone on the wall, doors leading to bathroom and bedroom 2.

Kitchen / Diner

Larger than average living area with a newly fitted open plan kitchen with brand new built under oven, ceramic hob, and integrated dishwasher.

Master Bedroom

Large double bedroom

Bedroom Two

Double bedroom

Bathroom

White suite comprising of low level WC, wash basin, bath, separate large shower, part tiled walls, tiled flooring, Also including utility / laundry cupboards for discreet placing of washing machine and tumble dryer.

Agency reference fees £175 + VAT for first applicant and a further £85 + VAT for every subsequent person over the age of 18 who will reside in the property is payable on return of applications, further fees may be charged if a guarantor is required. Deposit of 1.5 months rent is due on the move in date along with the first months rent. Check out fee of £80 + VAT will be deducted from the deposit at the End of the Tenancy.

