



90, Merrifield Court

Welwyn Garden City,
Hertfordshire, AL7 4SH
£925 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

Modern, Two Bed Ground Floor Apartment. Available Now!

- Two Bedrooms.
- Fitted Kitchen with Appliances.
- Bathroom With Shower.
- Within a 1.5 Mile Radius of the Town and Station.
- Allocated Parking Space.
- Council Tax Band C £1,538.00

Ground Floor

Communal Entrance Hall

Entrance via a security entry phone system leading into the communal hallway. Personal door leading through to the Entrance Hall.

Entrance Hall

Wall mounted thermostat/timer controls. Entry phone systems. Ceiling lighting. Wall mounted electric heater. Door to airing cupboard housing PulsaCoil hot water system with slatted shelving over. Door to storage/cloaks cupboard with hanging rail and fuse box. Doors to all rooms.

Living Room

5.61m x 3.66m (18' 5" x 12') UPVC sash style double glazed window overlooking the front. Wall mounted electric heater. Ceiling lighting. Opening through to the Kitchen.



Kitchen

2.57m x 2.26m (8' 5" x 7' 5") UPVC sash style window overlooking the front. A fully fitted kitchen with a matching ranging of wall and floor cupboards with complimentary granite effect roll edge work surfaces over. One and a half bowl single drainer sink unit with drainer to the side. Four ring electric burner inset to work surface with Bosch electric oven and grill beneath and extractor hood over. Upright fridge freezer. Washing machine and Dishwasher.

Master Bedroom

14' 7" x 10' (4.44m x 3.05m) UPVC sash style double glazed window overlooking the front. Wall mounted electric heater. Ceiling lighting.

Bedroom Two

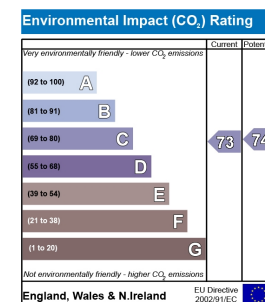
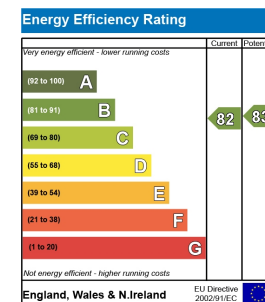
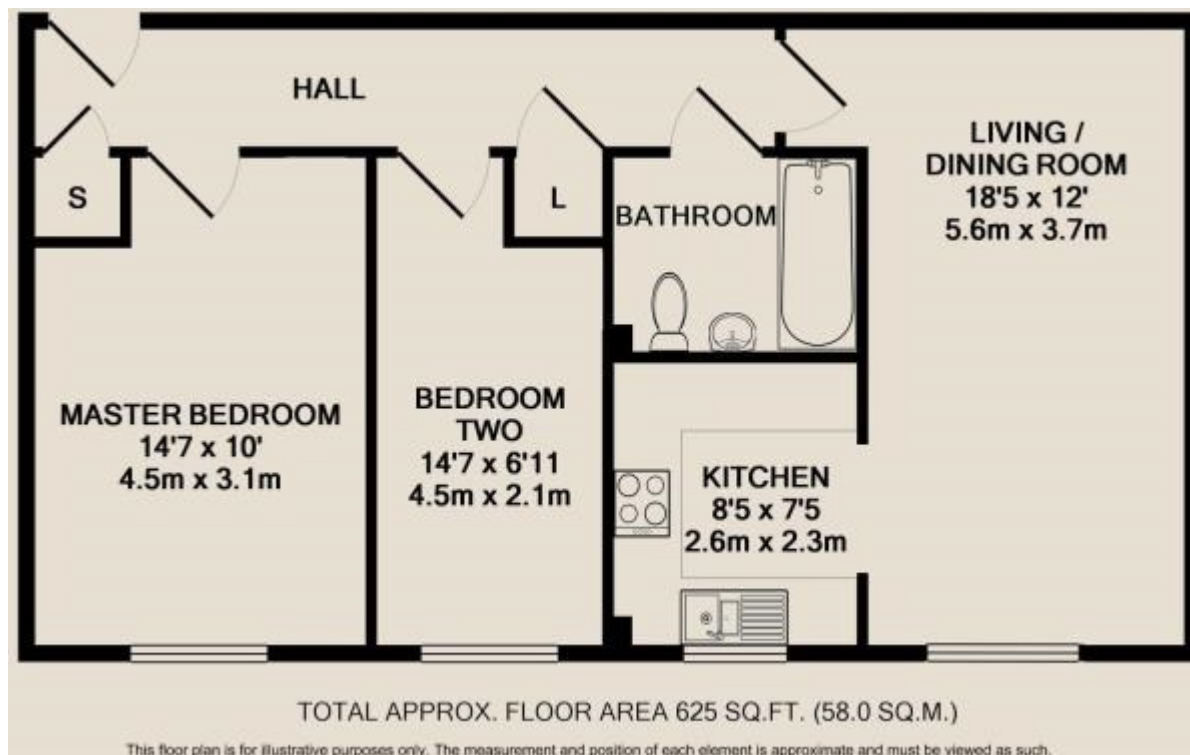
14' 7" x 6' 11" (4.44m x 2.11m) UPVC sash style double glazed window overlooking the front. Ceiling lighting. Wall mounted electric heater.

Bathroom

Suite comprising of a paneled bath unit with mains plumbed shower over and chrome mixer taps, low level push flush WC and a wash hand basin with chrome mixer taps. Wall mounted electric fan heater. Fully and part ceramic tiling to splashbacks. Ceiling lighting. Shaving point. Extractor fan.

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 £96 will be deducted from the deposit at the End of the Tenancy.





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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