

**1 Bed
Apartment
located in Welham Green**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

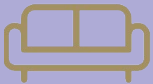
Grove Place
Welham Green
Herts
AL9 7DG



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C

£1,250 PCM

Ground floor One Bedroom Maisonette situated very close to Welham Green shops and railway station. The property featuring gas central heating, double glazing and direct access to communal gardens to rear. Allocated parking for one car.

Recessed entrance porch with external gas and electricity meter cupboards. External light. UPVC panelled front door with frosted double glazed panels opens into:

ENTRANCE HALL

Wood effect floor covering. Built in cupboard with shelving. Second built in cupboard housing electricity consumer unit and Valiant gas central heating boiler.

LOUNGE/DINING ROOM

17'1" x NaNm

Wood flooring. T.V. aerial point. Telephone point. Single and double radiator. UPVC framed double glazed full height window and casement door to rear. UPVC framed double glazed window to side.

KITCHEN

8'3" x 6'3"

Modern range of wall and base units featuring cupboards and drawers. Worktops with single drainer stainless steel sink and mixer tap. Space for washing machine and fridge/freezer and electric cooker. Light activated extractor fan. Tiled floor and splash backs.

BEDROOM

15'0" x 8'2"

7'6 x 3' UPVC framed double glazed oriel window to front with T.V. aerial point. Double radiator.

BATHROOM

6'2" x 5'6"

White suite comprising bath with shower mixer. Part set vanity wash basin with mixer tap and double width cupboards below. Concealed cistern w.c. Light activated extractor fan. Tiled floor and bath shower area. Single radiator.

EXTERIOR

Directly to the rear of the lounge is a small patio area and communal grass area with side access to front. Allocated parking space and visitors parking spaces to the front. Access to rear via communal drying area. Access to front via driveway and archway through the middle of the block.

AGENT NOTES

Holding Deposit - £288

Dilapidations Deposit - £1,442

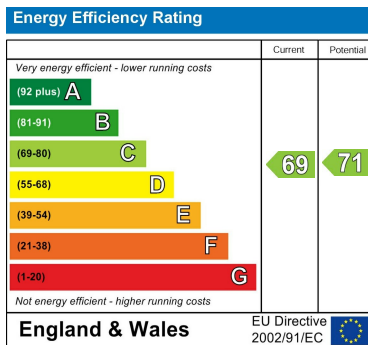
Tenancy Term - Monthly Periodic Tenancy

EPC Rating - C

Council Tax Band C - Welwyn & Hatfield Council

Available - 10th July 2026





DIRECTIONS

CONTACT

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