



**1 Bed  
Apartment  
located in North Mymms**



Lydia Mews  
North Mymms  
Hatfield  
AL9 7QA



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#### ENTRANCE HALL

Wood effect laminate flooring, inset spot lights, radiator, cupboard housing consumer unit and Haier tumble dryer, built in storage cupboard, wall mounted entry phone system.

#### LOUNGE

15'6" x 10'10"

Wood effect laminate flooring, radiator, inset spot lights, TV aerial point, cupboard housing gas meter, double glazed window to rear, archway leading to:

#### KITCHEN

8'2" x 4'11"

Range of wall and base units, work surfaces, stainless steel sink with mixer tap, covered splash back, tiled floor, inset spot lights, Indesit under counter fridge, electric oven with integrated hob and extractor fan above, cupboard housing Worcester boiler, double glazed window to rear.

#### BEDROOM

10'9" x 10'7"

Wood effect laminate flooring, radiator, inset spot lights, built in wardrobe with hanging rails, high level cupboards, double glazed window to rear.

#### BATHROOM

7' x 4'9"

Three piece suite comprising bath with mixer tap, pedestal wash basin with mixer tap, toilet with integrated flush, wall mounted heated towel rail, inset spot lights, tiled floor.

#### AGENT NOTES

Holding Deposit £288

Dilapidations Deposit £1,442 - 12 month tenancy

EPC Rating - C

Council Tax Band C - Welwyn & Hatfield Council


#### Property Mis Descriptions Act

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.

£1,250 Per Calendar Month

NEWLY REFURBISHED THROUGHOUT  
One bedroom top floor flat available in  
Welham Green.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

### CONTACT

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