



Shepherds

Property Sales & Lettings

Clockhouse Gardens | Welwyn Garden City | AL6 9FS | £1,150 Per Month

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 C

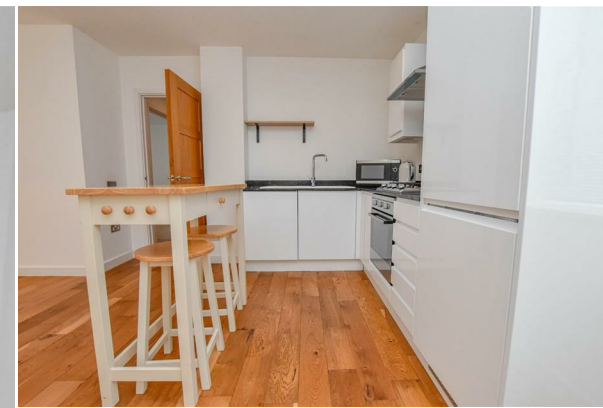
Clockhouse Gardens | Welwyn Garden City | AL6 9FS

Council: Welwyn Hatfield **Tax Band:** C **Rental Deposit:** £1,326

A Well presented 1 bedroom apartment in a modern development with private deck/outside space, less than 2 miles from Welwyn North station. This property boasts high spec fixtures including; Built-in wardrobe in the bedroom, Washing machine, built-in dishwasher and fridge/freezer. Internal Viewing Recommended. Available Early April 2026.

- Ground Floor One Bed Apartment
- Allocated Parking
- Close to A1
- Modern Kitchen & Bathroom
- Fully Applianced Kitchen
- Outside Decking Area
- Internal Viewing Recommended
- Available April 2026
- Council Tax Band C





Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

DEPOSIT & PERMITTED CHARGES INFORMATION

Pre - Tenancy Holding Deposit = to 1 Weeks Rent

Other Tenant Costs

-Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)

-Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change

-Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)

-Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged

-Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable

Prices are subject to change.



Times Court,
Welwyn Garden City



This floorplan is for guidance only and may not be accurate. We have added the furniture as a visual guide only and the items shown will not be included with the property.

Rooms:

Communal
entrance

Central hall
12'5" x 7'8" >
14'1" (3.78 x 2.34
> 4.3)

Bathroom
6'11" x 6'4" (2.11
x 1.93)

Bedroom
14'7" x 11'7"
(4.45 x 3.53)

Main living room
& kitchen
17'1" x 14'3" max
(5.21 x 4.34 max)

Parking

Deposit &
Permitted
Charges

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

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Lettings: 01992 640824

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HODDESDON

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