



**1 Bed First Floor
Apartment
located in Nash Close
Welham Green**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Nash Close
Welham Green
Herts
AL9 7NN



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£1,200 PCM

A top floor one bedroom apartment situated in a cul-de-sac location within walking distance of local shops and mainline station. Lounge/Dining/Kitchen, Bedroom, Bathroom, allocated parking and entryphone system.

Communal entrance door with security entryphone system leads to communal entrance hall with staircase to top floor. Own personal wooden entrance door to:

ENTRANCE LOBBY

Wall mounted consumer unit. Door to:

LOUNGE/DINING/KITCHEN

14'8" x 13'9"

UPVC framed double glazed window to front, electric panel heater, wall mounted entryphone receiver. Range of white kitchen units with contrasting work surfaces over, inset stainless steel single drainer sink unit with mixer tap, built-in electric over with 4 ring ceramic hob above and stainless steel canopied extractor hood over, integrated fridge/freezer, tiled splashbacks, inset ceiling lights to kitchen area, laminate wood effect flooring. Door to:

INNER HALLWAY

Cloaks hanging space with storage shelf above, washing machine with wall mounted rack shelving. Doors to bedroom and bathroom.

BEDROOM

10'1" x 7'2"

A dual aspect room with UPVC framed double glazed windows to front and side, electric panel heater.

BATHROOM

White suite comprising panel enclosed bath with grab handles and mixer tap shower attachment, fitted shower screen, pedestal wash hand basin with mixer tap, top flush w.c., tiled walls and floor, UPVC framed double glazed obscure glass window to side, Dimplex electric wall heater.

EXTERIOR

Allocated parking space and communal gardens.

AGENT NOTES

Holding Deposit £300

Dilapidations Deposit £1,500 - 12 month tenancy

EPC Rating - C

Council Tax Band B - 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.



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

DIRECTIONS

CONTACT

48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: lettings@duncanperry.co.uk

T: 01707655466

<https://www.duncanperry.co.uk>

