

£895 per month

Bridge Road East, Welwyn Garden City, AL7 1JU



- **Brand New**
- **One Bedroom Apartment**
- **First Floor**
- **Secure Entry**
- **Ideal for Commuters**
- **New Appliances**
- **EER: C**
- **Sorry, No DSS**

Hello Commuters! Raine and Co are excited to offer within the Welwyn Garden City rental market this one of four New Build apartments on the popular Bridge Road East, opposite the B&Q. Appliances included (Washer/dryer and Fridge with ice compartment).

www.raineandco.com



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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 80 | 85 |
| | | 80 | 85 |
| England, Scotland & Wales | EU Directive 2002/91/EC | | EU Directive 2002/91/EC |

Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability.

Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

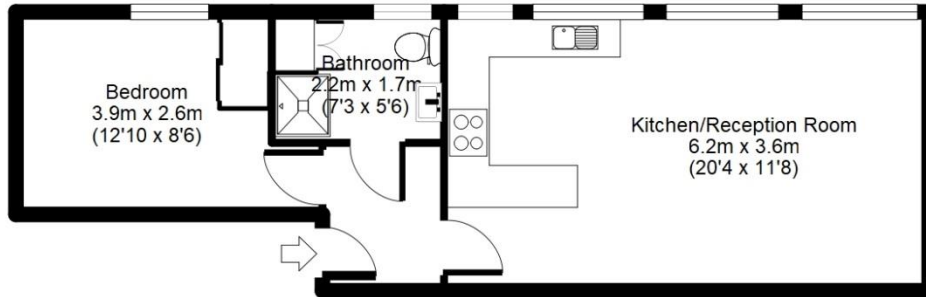


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

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APPROX GROSS INTERNAL FLOOR AREA: 409 sq. ft / 38 sq. m



For identification purposes only
Measurements are approx and not to scale