



**Cassidy
& Tate**
Your Local Experts

Brewhouse Hill, Wheathampstead, Hertfordshire, AL4 8AN

£1,000 PCM

A superb two double bedroom first floor apartment with high ceilings and stunning views over open countryside. The property benefits from gas central heating and a modern kitchen and bathroom. There is allocated off road parking and visitor spaces to the front. Wheathampstead High Street is less than a mile away. Harpenden railway station is just under three miles away with easy access to central London. Available now UNFURNISHED. SORRY NO PETS.

£1,000 PCM



Introduction

Accommodation comprises: Communal Entrance Hall, Entrance Hall, Kitchen / Living Room, Two Bedrooms, Bathroom, Allocated and Visitors Parking.

Ground Floor

Communal Entrance Hall

Security entry phone system through to entrance hall. Stairs to first floor landing.

First Floor Accommodation

First Floor Landing

Velux window. Solid timber door through to:

Entrance Hall

Entry phone. Laminated floor. Radiator. Space and plumbing for washing machine. Shelving. Cupboard with shelf and hanging space. Doors to:

Kitchen / Living Room 18'5 x 14'3 (5.61m x 4.34m)

Superb range of wall and base mounted units with work surfaces over incorporating stainless steel sink unit with mixer tap and tiled splash-backs. Built-in Neff dishwasher. Built-in electric stainless steel oven with matching four ring burner gas hob and stainless steel extractor hood over. Tiled splash-backs. Loft access. Two double glazed windows to front. Two radiators. Laminated floor. TV point. Telephone

point. Walk-in cupboard with wall mounted gas fired combination boiler. Shelving. Laminated floor.

Bedroom One 13'3 x 10'8 (4.04m x 3.25m)

Double glazed window to rear. Radiator. TV point. Telephone point.

Bedroom Two 9'3 x 9'0 (2.82m x 2.74m)

Double glazed window to rear. Radiator. TV point. Telephone point.

Bathroom

Comprising panelled-in bath with mixer tap and hand shower over. Fully tiled walls. Pedestal wash-hand basin with mixer tap. Low level flush WC. Electric heated towel rail. Tiled floor. Extractor fan.

Exterior

Outside

Visitor parking bays to the front with allocated parking in the car park opposite the property.

EPC

Rating - C

Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Council Tax Rating

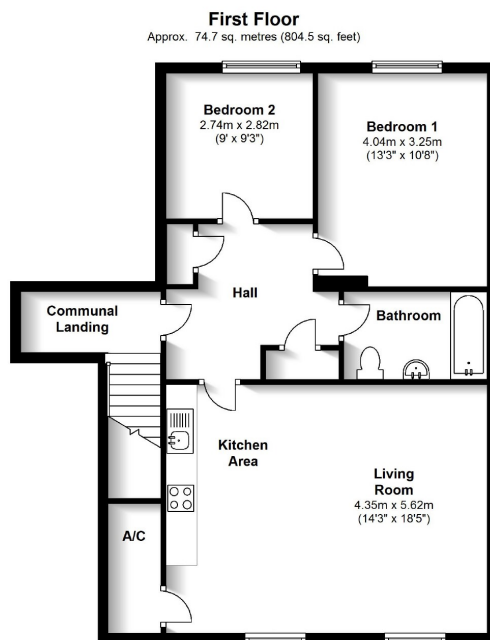
St Albans District Council

Council Tax Band

C

Council Tax Charge

£1458.18



Total area: approx. 74.7 sq. metres (804.5 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.

