

**Kingsdale House, Windsor Road, Welwyn, AL6**

**Price: £1,150.00 p.c.m.  
Leasehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**\*\*AVAILABLE BEGINNING OF MAY\*\***

**A spacious 2 bedroom first floor apartment, offered To let unfurnished. situated in a popular Welwyn village. Book early to avoid disappointment.**

- 2 BEDROOM FIRST FLOOR APARTMENT
- AVAILABLE BEGINNING OF MAY
- SPACIOUS IN DESIGN
- SITUATED IN A POPULAR WELWYN VILLAGE
- BOOK EARLY TO AVOID DISAPPOINTMENT

[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

**Kingsdale House, Windsor Road, Welwyn, AL6**



**Price: £1,150.00 p.c.m.**  
**Leasehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk

#### **FEATURES**

##### **DESCRIPTION**

**\*\*AVAILABLE BEGINNING OF MAY\*\*** A spacious 2 bedroom first floor apartment, offered To let unfurnished. situated in a popular Welwyn village. Book early to avoid disappointment.

##### **ACCOMMODATION**

ENTRANCE HALLWAY LIVING ROOM KITCHEN 2 BEDROOMS BATHROOM

##### **LOCATION**

Windsor Road is a turning off of Tudor Road. The main village of Old Welwyn is only a short drive away as is the A1(M) and Welwyn North mainline railway station is approximately 10 minutes drive away.

##### **SERVICES**

Gas Central Heating and Mains Drainage. Council Tax Band C Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

##### **LOCAL AUTHORITY**

Welwyn Hatfield Council.

##### **VIEWING**

STRICTLY BY APPOINTMENT THROUGH VANESSA MCCALLUM ESTATES.

##### **IMPORTANT NOTICE CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

##### **ANTI MONEY LAUNDERING**

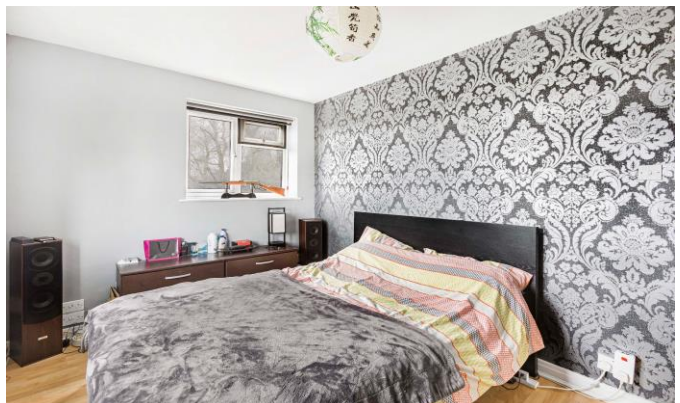
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: \* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card) \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

Kingsdale House, Windsor Road, Welwyn, AL6



Price: £1,150.00 p.c.m.  
Leasehold

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



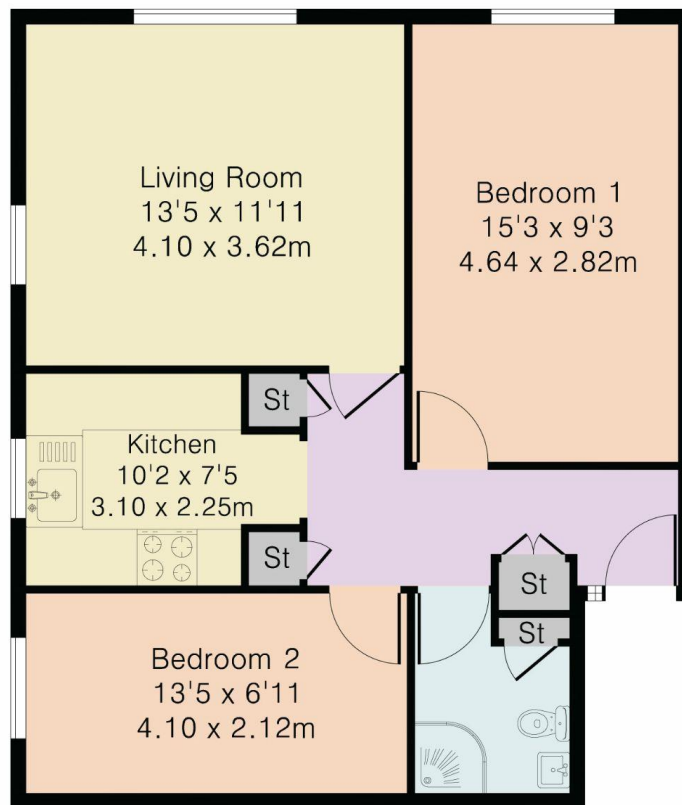
Kingsdale House, Windsor Road, Welwyn, AL6



Price: £1,150.00 p.c.m.  
Leasehold

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk

Approximate Gross Internal Area 579 sq ft – 54 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

