

**FOR SALE**



**Sir John Newsom Way, Welwyn Garden City**

**Two Bedrooms, One Bathroom Apartment**

**OFFERS IN EXCESS OF £240,000**

**MARTIN&CO** 



## Two Bedroom, One Bathroom Apartment Sir John Newsom Way, Welwyn Garden City

OFFERS IN EXCESS OF £240,000

- Two Bedroom Two Bathroom Top Floor Apartment
- Ensuite to Master Bedroom
- Resident Permit Parking
- Close to local amenities
- Situated within one mile of Train Station and Town Centre



### SUMMARY

Martin and Co are pleased to present to the market this two-bedroom Apartment situated a short distance from the Town Centre and Train Station. The Apartment features master bedroom with ensuite, additional bedroom, main bathroom, and lounge. The fitted kitchen has integrated appliances, and there is an allocated parking space with the property. The property is ideal for a first-time buyer, or for investment purposes, and viewing is highly recommended. Welwyn Garden City has a variety of shops, cafes, and restaurants, and there is a fast regular train service to London, Kings Cross taking approximately 25 minutes.

**Disclaimer:** Please note photos are original pictures showing property unfurnished.

### LOUNGE

Carpet, radiator, double-glazed windows to front aspect, coving, ceiling.

### KITCHEN

Tiled floor, a range of wall and base units with laminate worktops, stainless steel with mixer tap, integrated fridge-freezer and oven with extractor hood over, partly-tiled walls, double-glazed window, downlighters, ceiling light.

### BEDROOM ONE

Carpet, radiator, two double-glazed windows, ceiling light. Door leading to ensuite.

### ENSUITE

Laminate floor, white pedestal sink with stainless steel taps, white low-level flush WC, shower cubicle with electric shower, part-tiled walls, ceiling light.



**BEDROOM TWO**

Carpet, radiator, double-glazed window, ceiling light.

**BATHROOM**

Laminate floor, bathroom suite encompassing white panel enclosed bath, pedestal sink with stainless steel taps, low-level flush WC, heated towel rail, part-tiled walls, ceiling light.

**COMMUNAL AREAS** Allocated resident parking space, communal grounds.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Ground Floor

Approx. 63.7 sq. metres (685.8 sq. feet)



Total area: approx. 63.7 sq. metres (685.8 sq. feet)

### Martin & Co Welwyn

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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