

FOR SALE



Sir John Newsom Way, Welwyn Garden City

ASKING PRICE OF £249,500

  
**MARTIN & CO**



Sir John Newsom Way,  
Welwyn Garden City  
Two Bedrooms, Two Bathrooms

ASKING PRICE OF **£249,500**

- CHAIN FREE!!
- Two Bedroom Two Bathroom Apartment
- Master bedroom with Ensuite
- Allocated Parking Space
- Entryphone system

**SUMMARY**

**CHAIN FREE!** A great opportunity to purchase this two bedroom second floor apartment situated on this convenient and quiet location within walking distance of WGC Town Centre. The property consists of a spacious lounge, kitchen, **TWO DOUBLE BEDROOMS** with ensuite to master, and bathroom. There is an entry-phone system to the front communal door, and the property further benefits from double glazing, and allocated parking. The town centre features the mainline train station which has fast links to London Kings Cross within 25 minutes and there are nearby road links to the **A414 & A1(M)** motorway.

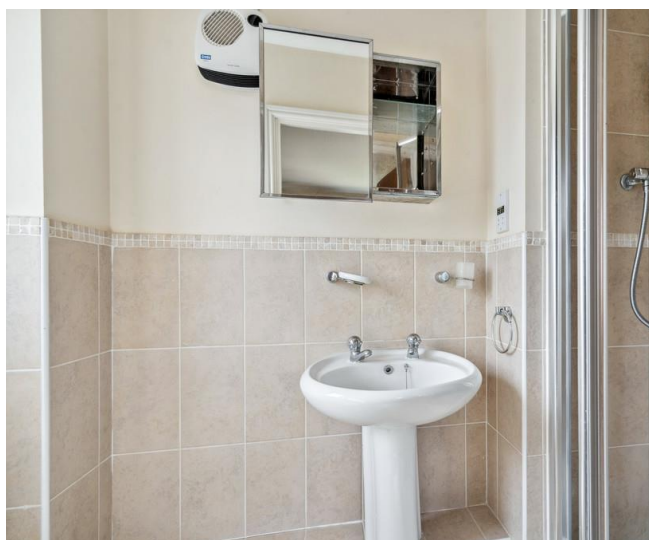
**ENTRANCE HALL**

Carpet, radiator, Entryphone, loft hatch providing storage space, ceiling light.

**LOUNGE**

**4.68 x 3.38m (15'4" x 11'11")**

Spacious lounge with carpet, radiator, double-glazed window to rear aspect, coving, two ceiling lights.



## BEDROOM ONE

3.39 x 3.10m (11'1" x 10'2")

Carpet, radiator, built-in wardrobe and cupboard space, double-glazed window to front aspect, ceiling light, door leading to ensuite.

## ENSUITE

Vinyl floor, tiled shower cubicle with electric shower, white low-level WC, pedestal sink with stainless steel taps, part-tiled walls, extractor fan, double-glazed window to front aspect, ceiling light.

## BEDROOM TWO

Carpet, radiator, double-glazed window to front aspect, ceiling light.

## BATHROOM

Vinyl floor, white bathroom suite comprising white panel enclosed bath with stainless steel mixer tap, shower attachment and shower screen, pedestal sink with stainless steel taps, low-level flush WC, part-tiled walls, cupboard housing hot water tank and storage, double-glazed window to side aspect, extractor fan, inset ceiling lights.

## OUTSIDE SPACE

Allocated parking space, communal grassed areas and shrubs.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area= 57.4 sq m / 618 sq ft

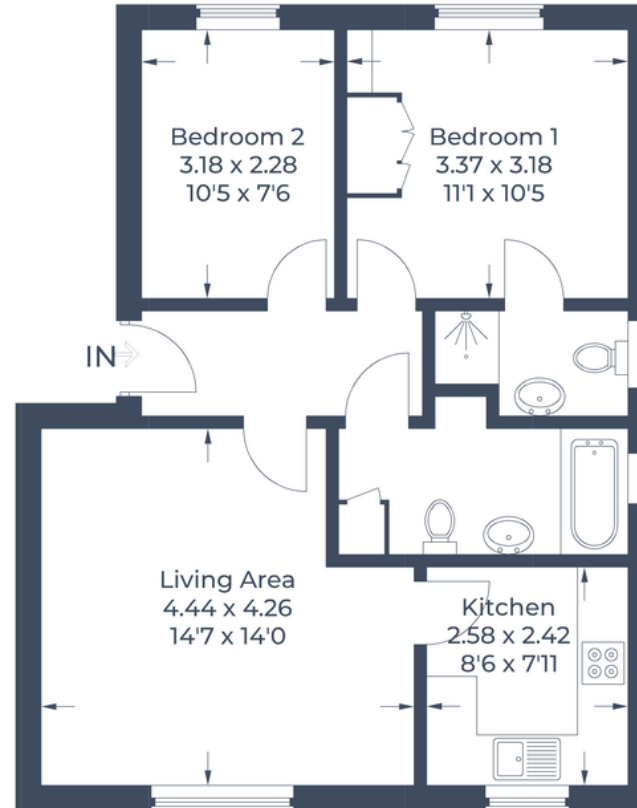


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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