

**FOR SALE**



**Node Way Gardens , Welwyn Village**

**Two Bedrooms, One Bathroom, Apartment**

**ASKING PRICE OF £237,950**







- Two Bedroom Apartment situated on the outskirts of Old Welwyn.
- Ideal property for First Time Buyers or Investors
- Located within walking distance of Welwyn Village
- Ample parking for both residents and visitors
- Refurbished Bathroom
- Entry-phone system

### SUMMARY

This two-bedroom top floor apartment is located on a popular residential development on the outskirts of Old Welwyn. Ideal for buyers looking for an investment opportunity, or first-time buyers, the property features an entrance hall, fitted kitchen, lounge/diner, two bedrooms and bathroom. Outside there is ample parking for both residents and visitors, and pleasant communal gardens. Welwyn Village features a variety of restaurants, pubs, and other retailers. There is also a Doctors Surgery, Dental Practice, and nearby local schooling. Welwyn North Train Station features regular services to London and the North, and the A1(M) is minutes away. Viewing is highly recommended.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### ENTRANCE HALL

Carpet, large storage cupboard, entry-phone, loft hatch, two ceiling lights.

**LOUNGE 16' 1" x 14' 4" (4.91m x 4.38m)** Carpet, radiator, double-glazed window to front aspect, ceiling lights.



**KITCHEN 11' 2" x 8' 0" (3.41m x 2.45m) BEDROOM TWO 12' 3" x 6' 7" (3.73m x 2.00m)**

Laminate floor, a range of fitted wall and base units with laminate work surfaces, stainless steel sink with mixer tap, integrated cooker with extractor hood over, space for washing machine and fridge-freezer, part-tiled walls, double-glazed window to rear aspect, cupboard housing hot water tank, ceiling lights.

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

**EXTERNAL SPACE**

Ample parking for both residents and visitors to rear of development, attractive communal gardens.

**BATHROOM**

Tiled floor, recently refurbished white bathroom suite, comprising of a new panel enclosed bath with stainless steel mixer tap, new electric shower, new tiling surround, sink in tiled surround with stainless steel mixer tap, low-level flush WC, double-glazed window to rear, wall heater, ceiling lights.

**BEDROOM ONE 12' 3" x 9' 0" (3.75m x 2.76m)**

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



Approximate Gross Internal Area = 56.1 sq m / 604 sq ft

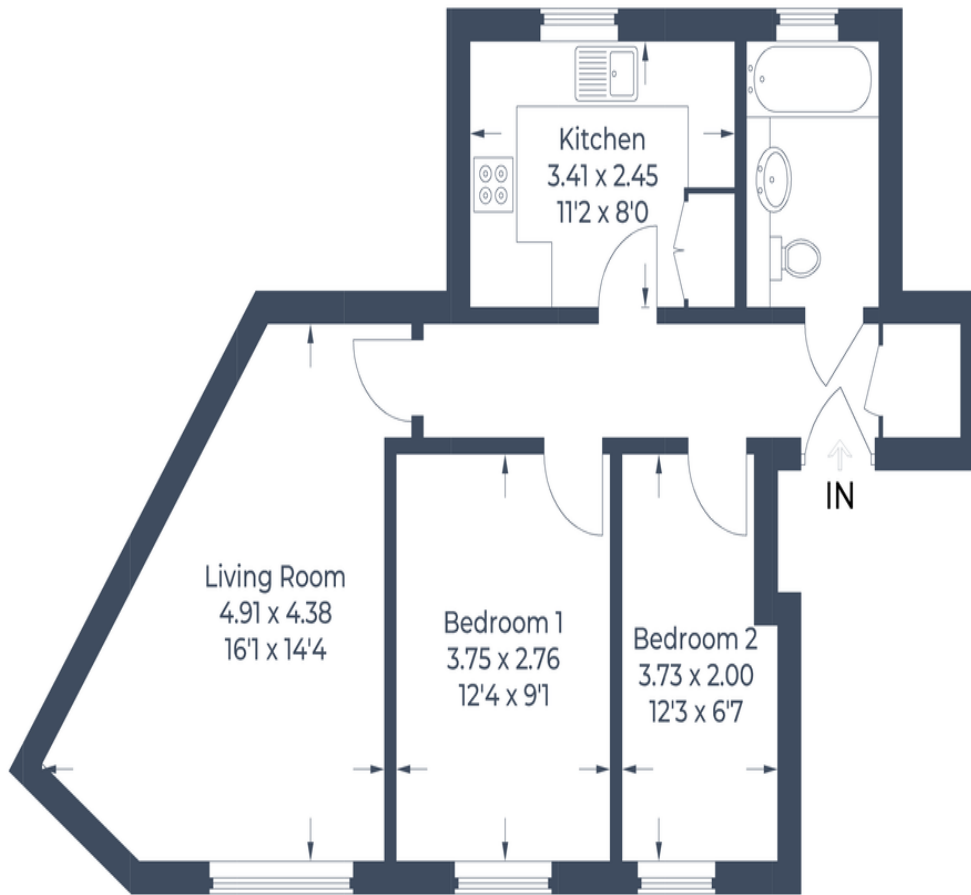


Illustration for identification purposes only,  
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## Martin & Co Welwyn

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