

**FOR SALE**



**One Bedroom Ground Floor Apartment**  
**Sir John Newsom Way, Welwyn Garden City**  
**ASKING PRICE OF £185,000**

**MARTIN&CO**



## One Bedroom Apartment

Sir John Newsom Way, Welwyn

Garden City

ASKING PRICE OF **£185,000**

- CHAIN FREE!
- One Bedroom Ground Floor Apartment
- Walking distance to the Town Centre & Train Station
- Residents Parking
- Close to local amenities
- Ideal investment or residential purchase

### SUMMARY

**CHAIN FREE!** Martin & Co welcome to the market this spacious one-bedroomed ground floor apartment situated in this convenient and popular location. The property benefits from well-proportioned rooms comprising entrance hall, lounge, kitchen, bathroom, and double bedroom. The property also has resident parking. The property is situated in close proximity to local transport and within walking distance of the town centre featuring John Lewis, Waitrose, Sainsbury and various other shops and amenities. The mainline train station has fast links to London Kings Cross, and services to Moorgate and Peterborough. The apartment would also be a great investment opportunity – viewing is **HIGHLY RECOMMENDED!**

### ENTRANCE HALL

Carpet, entry-phone system, airing cupboard, coving, ceiling light.



**LOUNGE 13' 9" x 10' 4" (4.20m x 3.15m)** Carpet, TV point, double-glazed window to rear aspect, electric heater, coving, ceiling light. Entrance to;

**KITCHEN 10' 10" x 5' 11" (3.3m x 1.8m)**

Vinyl floor, a range of matching wall and base wood effect units with concealed under-lighting, laminate work surfaces, stainless steel sink and mixer tap, part-tiled walls, electric hob with extractor filter-hood over, and under-oven, integrated fridge/freezer, washing machine, and dishwasher, double-glazed window to rear, inset ceiling lights.

**BATHROOM** Vinyl floor, white bathroom suite with panel enclosed bath, mixer tap and shower attachment, low-level WC, pedestal wash hand-basin with chrome taps, part-tiled walls, frosted double-glazed window, shaver point, extractor fan, ceiling light.

**BEDROOM 12' 1" x 8' 0" (3.70m x 2.45m)** Carpet, TV point, electric heater, fitted wardrobes with hanging space, two double-glazed windows to front aspect, coving, ceiling light.

**OUTSIDE SPACE**

Resident parking, well-maintained mature communal grounds.

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



## Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 37.6 sq. metres (405.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility

### Martin & Co Welwyn

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