

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







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 wellproportioned 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) BATHROOM Vinyl floor, white bathroom suite with Carpet, TV point, double-glazed window to rear panel enclosed bath, mixer tap and shower aspect, electric heater, coving, ceiling light. attachment, low-level WC, pedestal wash handbasin with chrome taps, part-tiled walls, frosted Entrance to: double-glazed window, shaver point, extractor fan,

ceiling light.

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

Vinyl floor, a range of matching wall and base wood

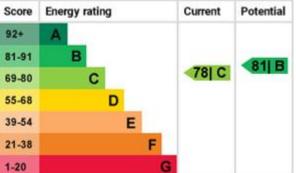
effect units with concealed under- lighting, BEDROOM 12' 1" x 8' 0" (3.70m x 2.45m) laminate work surfaces, stainless steel sink and Carpet, TV point, electric heater, fitted wardrobes mixer tap, part-tiled walls, electric hob with with hanging space, two double-glazed windows to extractor filter-hood over, and under-oven, front aspect, coving, ceiling light. integrated fridge/freezer, washing machine, and

dishwasher, double-glazed window to rear, inset OUTSIDE SPACE ceiling lights.

Resident parking, communal grounds.

well-maintained mature

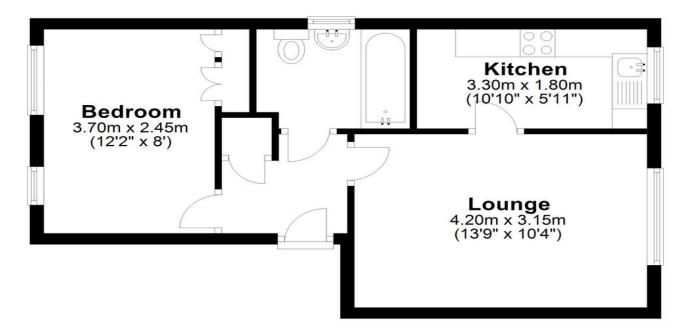






Ground Floor

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



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

FOR ILLUSTRATIVE PUROPSES 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

16 Howardsgate • Welwyn Garden City • AL8 6BQ T: 01707 334576 • E: welwyn@martinco.com

01707 334576



http://welwyn.martinco.com

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 reports of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements are Approximate. **Services Not tested**: The Agent has not tested any appratus, 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 Surveyor.

