

FOR SALE



Sir John Newsom Way, Welwyn Garden City

Two Bedroom, One Bathroom, Apartment

Asking Price Of £245,000





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

ASKING PRICE OF £245,000

- Chain Free!!
- Allocated Parking
- Two Bedrooms, One Bathroom
- Convenient location
- Ideal for residential or investment purposes



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, two bedrooms, and allocated 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!!**

HALLWAY

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

LOUNGE 14' 1" x 10' 5" (4.31m x 3.18m) Carpet, radiator, double-glazed Box Bay window to front aspect, coving, two ceiling lights. Door leading to kitchen.



KITCHEN 9' 0" x 7' 10" (2.76m x 2.39m)

Lino floor, a range of grey matching base and wall units with under-cupboard lighting, laminate work surfaces, stainless steel sink and mixer tap, part-tiled walls, electric hob with extractor filter-hood over, integrated fridge/freezer, washing machine, built-in oven and grill, double-glazed window to front aspect with fitted blind, inset LED ceiling lights.

BATHROOM Laminate floor, white bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, low-level WC, pedestal wash hand-basin, part-tiled walls, fan heater, extractor fan, inset LED ceiling lights

BEDROOM ONE 11' 0" x 10' 4" (3.37m x 3.16m)

Carpet, radiator, double-glazed window to rear aspect, built-in wardrobe/drawers, ceiling light.

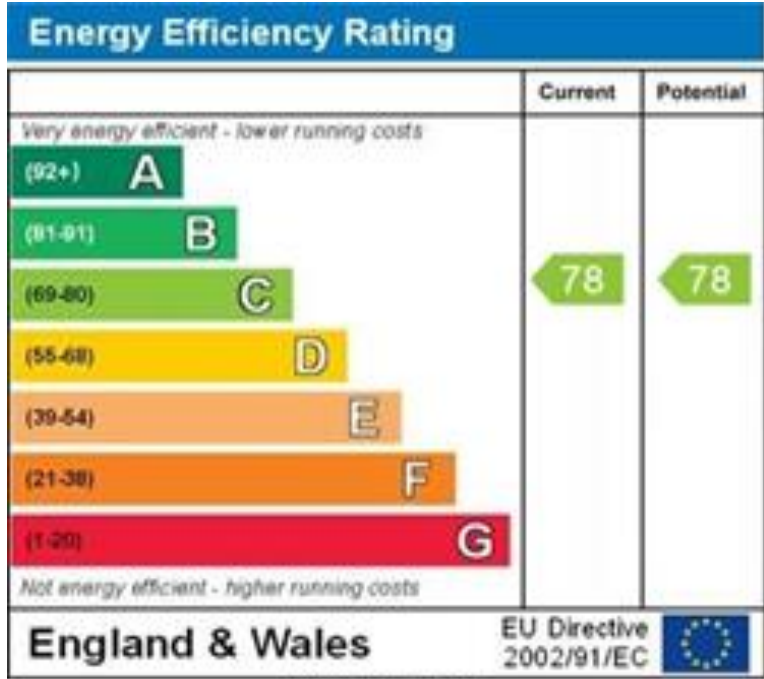
BEDROOM TWO 10' 5" x 7' 3" (3.18m x 2.21m)

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

EXTERNAL SPACE

Allocated parking space, well-maintained mature communal grounds.

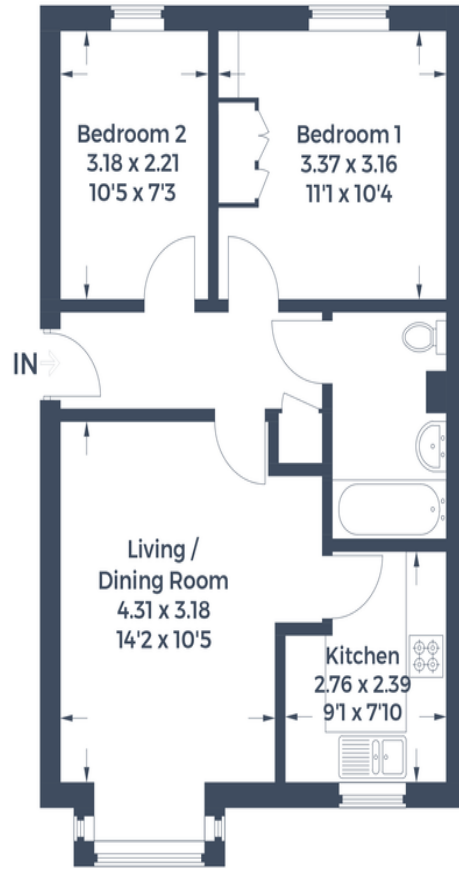




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Approximate Gross Internal Area
52.7 sq m / 567 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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