

**FOR SALE**



**Broadwater Road, Welwyn Garden City**

**One Bedroom, Ground Floor Maisonette**

**GUIDE PRICE £250,000**





- **CHAIN FREE!**
- **Well Presented One Bedroom Maisonette/Apartment**
- **Open-Plan Kitchen/Lounge/Diner**
- **Secure Underground Parking Space**
- **EPC Rating Band C**
- **Walking Distance To Town Centre & mainline Train Station**
- **Perfect for First-Time Buyers or Investors!**

## SUMMARY

**CHAIN FREE!!** This beautiful one-bedroom ground floor maisonette is perfectly positioned for both the Town Centre amenities and excellent transport links to London Kings Cross within 30 minutes. The property comprises of an open-plan kitchen/diner/lounge area, one double bedroom, and a modern bathroom suite. The property further benefits from allocated parking and attractive communal grounds. Welwyn Garden City Town Centre offers a good selection of shops including John Lewis, Waitrose, Sainsbury, and other independent retailers, together with a variety of restaurants, bars, and the Campus West Entertainment Complex which features a Cinema, Library, Soft-Play, Roller City and many other amenities. Viewing is highly recommended as this property would be ideal for first-time buyers or investors!

## ENTRANCE HALL

Laminate floor, radiator with cover, cupboard housing hot water tank and storage space, smoke alarm, ceiling light.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## OPEN-PLAN KITCHEN/LOUNGE/DINER BEDROOM 16' 5" x 9' 0" (5m x 2.75m) 19' 5" x 11' 4" (5.93m x 3.45m)

Laminate floor throughout, radiator, large double-glazed window to front aspect with fitted blind, ceiling lights. The kitchen area features a range of modern white wall and base units, stainless steel sink with mixer tap, wooden breakfast bar, integrated appliances including fridge-freezer, Zanussi oven and hob with extractor filter-hood over, under-cupboard lighting, washing machine, slimline dishwasher, extractor fan, ceiling light.

Laminate floor, radiator, built-in mirrored wardrobe/storage, double-glazed window to front aspect with fitted blind, ceiling light.

### EXTERNAL SPACE

Communal gardens, underground car park with allocated parking.

### BATHROOM

Tiled floor, white bathroom suite comprising low-level flush WC, pedestal sink with stainless steel taps, large vanity mirror, panel enclosed bath with stainless steel taps, rainfall shower, separate shower attachment, heated towel rail, fully tiled walls, extractor fan



Approximate Gross Internal Area = 46.5 sq m / 500 sq ft

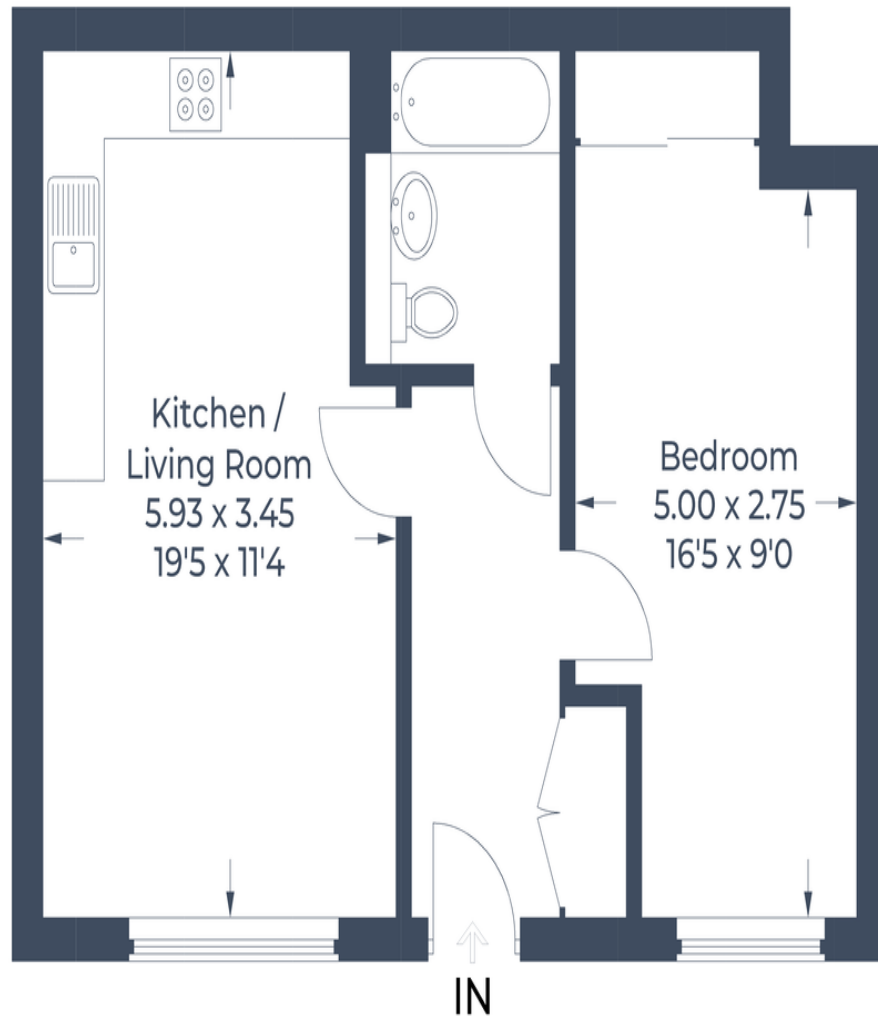


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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