





Guessens Court, Welwyn Garden City, Herts

One Bedroom, One Bathroom, Apartment

Asking Price Of **£199,950**





Guessens Court, Welwyn Garden City 1 Bedroom, 1 Bathroom Apartment ASKING PRICE OF £199,950

- One Bedroom First Floor Apartment
- 'Over 60's' development located on the West side of Welwyn Garden City
- Walking distance of the Town Centre and Train Station
- Lift to all Floors
- Entry-Phone System
- Communal Gardens & Parking



SUMMARY

CHAIN FREE!! This well-presented onebedroom first floor 'Over 60's' apartment is located in the sought-after WESTSIDE area of the town. The property consists of a lounge/diner, kitchen, double bedroom, and with lovely views over the communal gardens. The development has LIFTS throughout, a communal lounge with fitted kitchen, guest room with ensuite for overnight visitors, and communal laundry room. The outside consists of gardens and communal parking. The property is situated within easy reach of the TOWN CENTRE, which offers a wide range of amenities and shops including John Lewis, Waitrose, and Sainsburys. Also nearby is the popular Barn Theatre and Campus West complex incorporating a Library, Cinema, and Theatre. Welwyn Garden City Train Station offers fast and frequent services to London King Cross, Moorgate, and Cambridge.

HALLWAY

Carpet, storage heater, cupboard housing hot water tank and storage space, entry-phone system, smoke alarm, two ceiling lights.



LOUNGE 17' 5" x 9' 8" (5.32m x 2.95m) BEDROOM 11' 1" x 9' 4" (3.39m x 2.84m)

Carpet, storage heater, electric fire, double- Carpet, storage heater, double-glazed window glazed windows to rear aspect, two ceiling to rear aspect, built-in double mirrored lights.

wardrobe, ceiling light.

KITCHEN 7' 8" x 7' 7" (2.35m x 2.31m) BATHROOM

hood over, washing machine, space for fridge- heated towel rail, extractor fan, ceiling light. freezer, extractor fan, ceiling lights.

Tiled floor, a range of white wall and base units Tiled floor, three piece bathroom suite with laminate work surfaces, stainless steel comprising walk-in bathtub with silver mixer tap sink with mixer tap, integrated appliances and electric shower attachment, low-level flush including electric oven, electric hob with filter- WC, vanity sink with silver mixer tap, tiled walls,

EXTERNAL SPACE

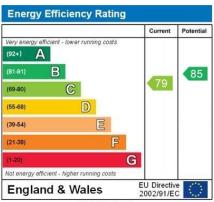
Resident Parking and attractive communal gardens.











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SERVICE CHARGE £2409.66 PA

GROUND RENT NII

152 YEARS REMAINING ON LEASE







Approximate Gross Internal Area 41.4 sq m / 446 sq ft





Illustration for identification purposes only, measurements are approximate, not to scale. © CJ Property Marketing Produced for Martin & Co

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