

**FOR SALE**



**Guessens Court, Welwyn Garden City, Herts**

**One Bedroom, One Bathroom, Apartment**

**Asking Price Of £199,950**

  
**MARTIN&CO**



**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 one-bedroom 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-glazed windows to rear aspect, two ceiling lights.

Carpet, storage heater, double-glazed window to rear aspect, built-in double mirrored wardrobe, ceiling light.

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

Tiled floor, a range of white wall and base units with laminate work surfaces, stainless steel sink with mixer tap, integrated appliances including electric oven, electric hob with filter-hood over, washing machine, space for fridge-freezer, extractor fan, ceiling lights.

Tiled floor, three piece bathroom suite comprising walk-in bathtub with silver mixer tap and electric shower attachment, low-level flush WC, vanity sink with silver mixer tap, tiled walls, heated towel rail, extractor fan, ceiling light.

**EXTERNAL SPACE**

Resident Parking and attractive communal gardens.







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	85
(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		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

**SERVICE CHARGE £2409.66 PA**

**GROUND RENT Nil**

**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.  
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## Martin & Co Welwyn

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