

**FOR SALE**



**Chequers Field, Welwyn Garden City**

**Two Bedroom, Two Bathroom, Apartment**

**ASKING PRICE OF £250,000**





## Chequers Field, Welwyn Garden City

### Two Bedroom, Two Bathroom Apartment

**ASKING PRICE OF £250,000**

- Well Presented Two Bedroom, Two Bathroom, 2<sup>nd</sup> Floor Apartment
- Balcony
- Ensuite to Master
- Allocated Parking
- Gas Central Heating
- Entryphone System
- Loft Part Board
- Communal Gardens & Bicycle Storage

#### SUMMARY

This well presented **TWO** bedroom second floor Apartment is located on this convenient and popular development within walking distance of the **TOWN CENTRE** and **TRAIN STATION**. The Apartment features an **ENSUITE** to the master bedroom, and pleasant views from the spacious living area, featuring a small balcony, perfect for letting in natural light and fresh air, open-plan kitchen with integrated appliances, ensuite to master bedroom, and a second bedroom suitable as an extra bedroom, gaming room, or home office. There is a partly boarded loft, and the property further benefits from **ALLOCATED PARKING** and visitor parking. Welwyn Garden City has a variety of shops, restaurants, cafes and other leisure amenities, and the Train Station has regular services to Kings Cross within 30 minutes. Viewing is **HIGHLY RECOMMENDED!!**

#### ENTRANCE HALL

Carpet, cupboard housing Ideal Combi Boiler, utility meters, light, and storage space. Entryphone system, radiator, hatch to loft, part boarded with loft ladder, and light.

#### LOUNGE/DINER 21' x 9' 10" (6.4m x 3m)

Carpet, two radiators, two double-glazed windows with fitted blinds, double-glazed doors to a small balcony, inset LED ceiling lights.

#### KITCHEN 9' 0" x 7' 1" (2.76m x 2.16m)

Vinyl floor, a range of Beech effect wall and base units with laminate work surfaces, stainless steel sink with mixer tap, part-tiled walls, integrated fridge-freezer and dishwasher, Zanussi oven and gas hob with extractor hood over, extractor fan, smoke alarm, LED ceiling lights.





#### **MASTER BEDROOM 10' 11" x 9' 5" (3.34m x 2.88m) BATHROOM**

Carpet, radiator, double-glazed windows to rear aspect with fitted blinds, ceiling light. Door leading to Ensuite;

#### **ENSUITE**

Tiled floor, heated towel rail, double shower cubicle with electric shower, white low-level WC, white pedestal sink with stainless steel taps, extractor fan, ceiling light.

#### **BEDROOM TWO 9' 5" x 5' 10" (2.88m x 1.80m)**

Carpet, double-glazed window to rear aspect with fitted blind, ceiling light.

Vinyl floor, white bathroom suite comprising panel enclosed bath with silver mixer tap, rainfall shower and separate shower attachment, low-level flush WC, pedestal sink with stainless steel taps, double-glazed obscure window to side aspect, extractor fan, ceiling lights.

#### **EXTERNAL SPACE**

Allocated parking, ample visitor parking, communal gardens and bicycle storage.







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>	78	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	

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Approximate Gross Internal Area  
59.1 sq m / 636 sq ft

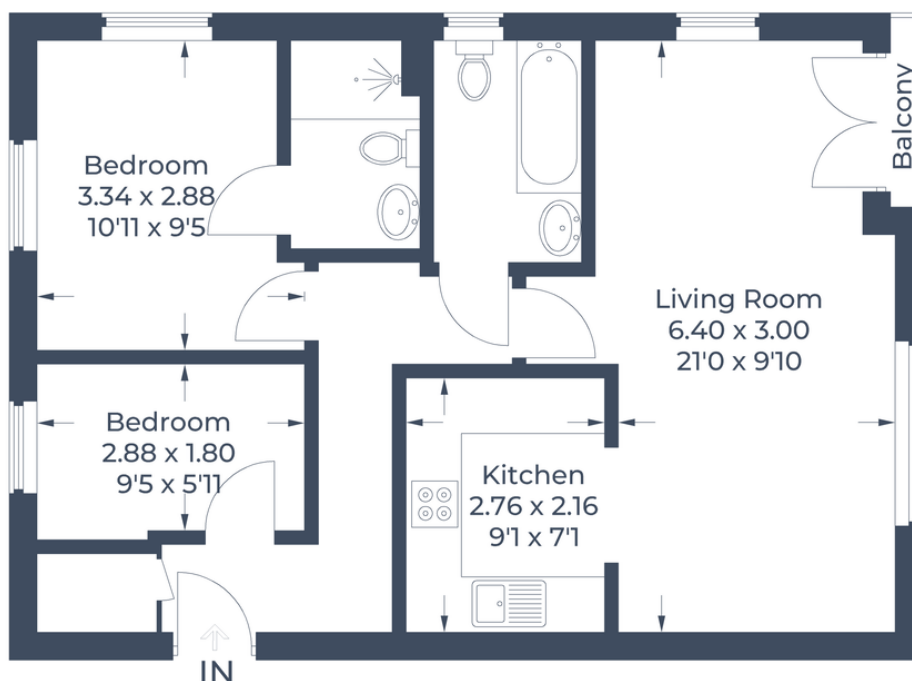


Illustration for identification purposes only,  
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