

**FOR SALE**



**Two Bedroom Retirement Apartment (Over 55's)  
Asquith House, Guessens Road, Welwyn Garden City**

  
**MARTIN & CO**  
OFFERS IN EXCESS OF **£400,000**





## Asquith House, Guessens Road, Welwyn Garden City

### Two Bedroom Retirement

Apartment OIEO £400,000

- CHAIN FREE!
- Spacious, light, and airy two bedroom retirement apartment for the Over 55's.
- Fantastic westside location, situated just minutes from Parkway in the Town Centre.
- Ensuite to Master Bedroom
- Entryphone system & Careline Alarm Service

#### SUMMARY

**CHAIN FREE!!** Martin & Co are pleased to present this particularly **SPACIOUS** and light **TWO-BEDROOM** retirement 'Over 55's' apartment situated in a prime location on the **WESTSIDE** of Welwyn Garden City. The apartment is located in a quiet position, a couple of **MINUTES'** walk from John Lewis and the **TOWN CENTRE**. The town centre also features Waitrose and Sainsburys, together with a variety of cafes, restaurants, and other retail outlets. The mainline **TRAIN STATION**, located in the Howard Shopping Centre, offers fast links to London **KINGS CROSS** within 30 minutes, and additionally, there is good access to both the A1(M) and A414. **ENTRANCE HALL**



A spacious carpeted hallway with airing cupboard, cloakroom cupboard, radiator, entry-phone, meter cupboard, coving, and ceiling lights. Door leading to WC;

#### **WC/CLOAKROOM**

Vinyl floor, radiator, WC, extractor fan, ceiling light

#### **LOUNGE / DINING ROOM 19' 7" x 18' 6" (5.96m x 5.65m)**

A large, bright and airy carpeted lounge/dining room with two radiators, double-glazed windows, and French doors to Juliet balcony, coving, wall lights and two ceiling lights.

**KITCHEN 13' 5" x 8' 1" (4.10m x 2.46m)** Vinyl floor, double glazed window, a selection of white wall and base units with ample storage space, laminate work surfaces, white 1.5 litre sink with stainless steel mixer tap, part-tiled walls, space for fridge-freezer, washing machine, and dishwasher, electric hob with extractor hood over, integrated electric oven and grill, ceiling lights.

#### **MASTER BEDROOM 12' 11" x 9' 2" (3.94m x 2.80m)**

Carpet, radiator, double-glazed window, a range of fitted wardrobes and cupboard space, coving, ceiling light.



### ENSUITE

Vinyl floor, tiled walls, radiator, white bathroom suite with low-level flush WC, pedestal sink with mixer tap, panel enclosed bath with mixer tap, and shower attachment, mirrored bathroom cabinet, extractor fan, ceiling lights.

### BEDROOM TWO 9' 10" x 7' 2" (3.00m x 2.20m)

Carpet, radiator, double-glazed window, coving, ceiling light.

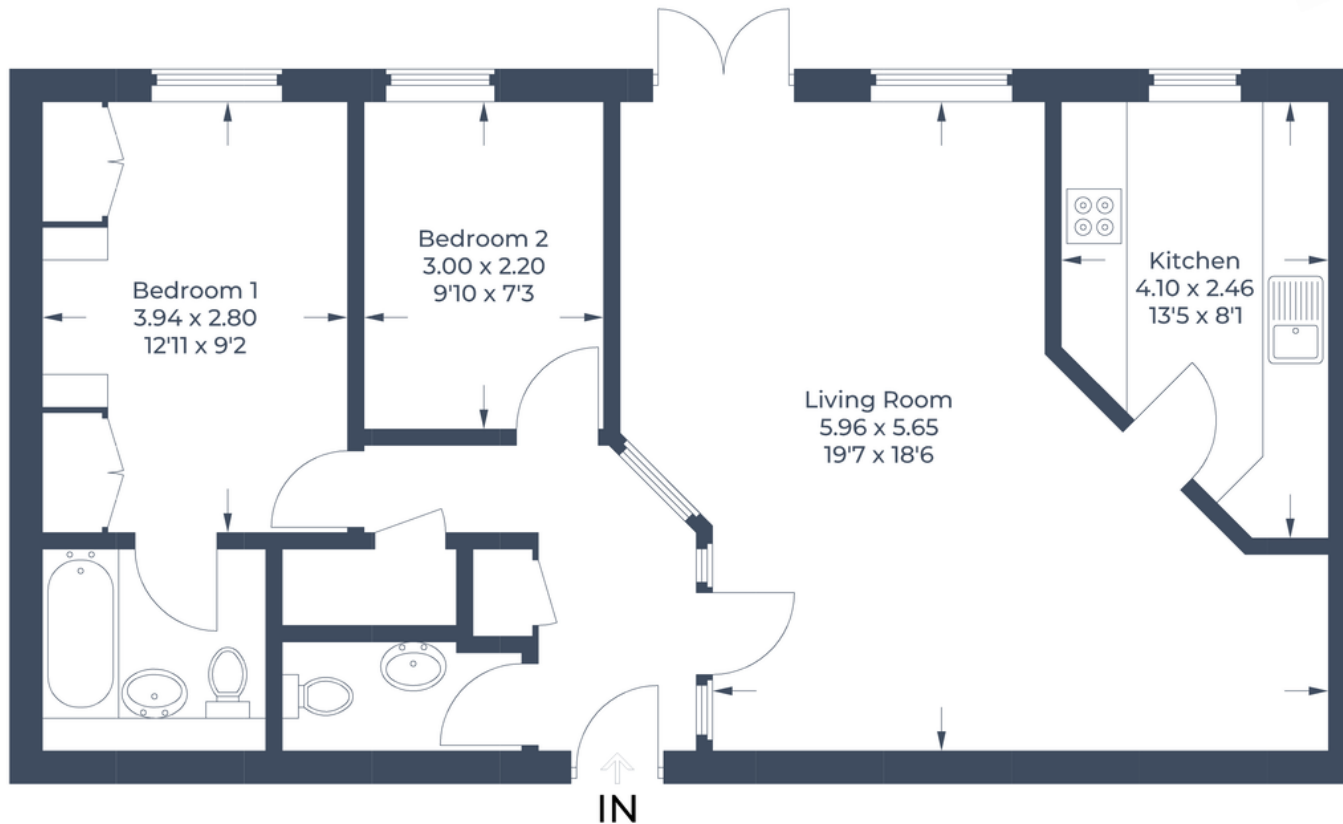
### OUTSIDE SPACE

Allocated parking, communal parking and grounds. Lock-up shed on development premises. Communal gardens.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 70.5 sq m / 759 sq ft



## Martin & Co Welwyn

16 Howardsgate • Welwyn Garden City • AL8 6BQ  
T: 01707 334576 • E: [welwyn@martinco.com](mailto:welwyn@martinco.com)

# 01707 334576

<http://welwyn.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.