



Longcroft House, Welwyn Garden City, AL8 6PZ
Guide Price £320,000

PROPERTY SUMMARY

The apartment features three well-proportioned bedrooms, providing comfortable accommodation for residents. The master bedroom, in particular, offers a good size, while the additional bedrooms are perfect for children, guests, or even a dedicated home office. The single bathroom, though requiring updating, offers the essential facilities and the potential to be reimagined into a stylish, modern suite.

One of the standout features of this apartment is the private balcony, offering a valuable outdoor space to enjoy a morning coffee or an evening unwind. This external amenity is a rare find in central apartment living and adds significant appeal. Furthermore, the property benefits from allocated parking, a highly sought-after convenience in such a central location, ensuring hassle-free access for residents.

The location on Fretherne Road is undoubtedly one of its greatest assets. Residents will find themselves within easy reach of Welwyn Garden City's comprehensive amenities, including the Howard Centre shopping precinct, a variety of restaurants, cafes, and leisure facilities

3



1



2





PUTTERILLS
— est. 1992 —











Longcroft House, AL8

Approximate Area = 95.97 sq m / 1033 sq ft



First Floor

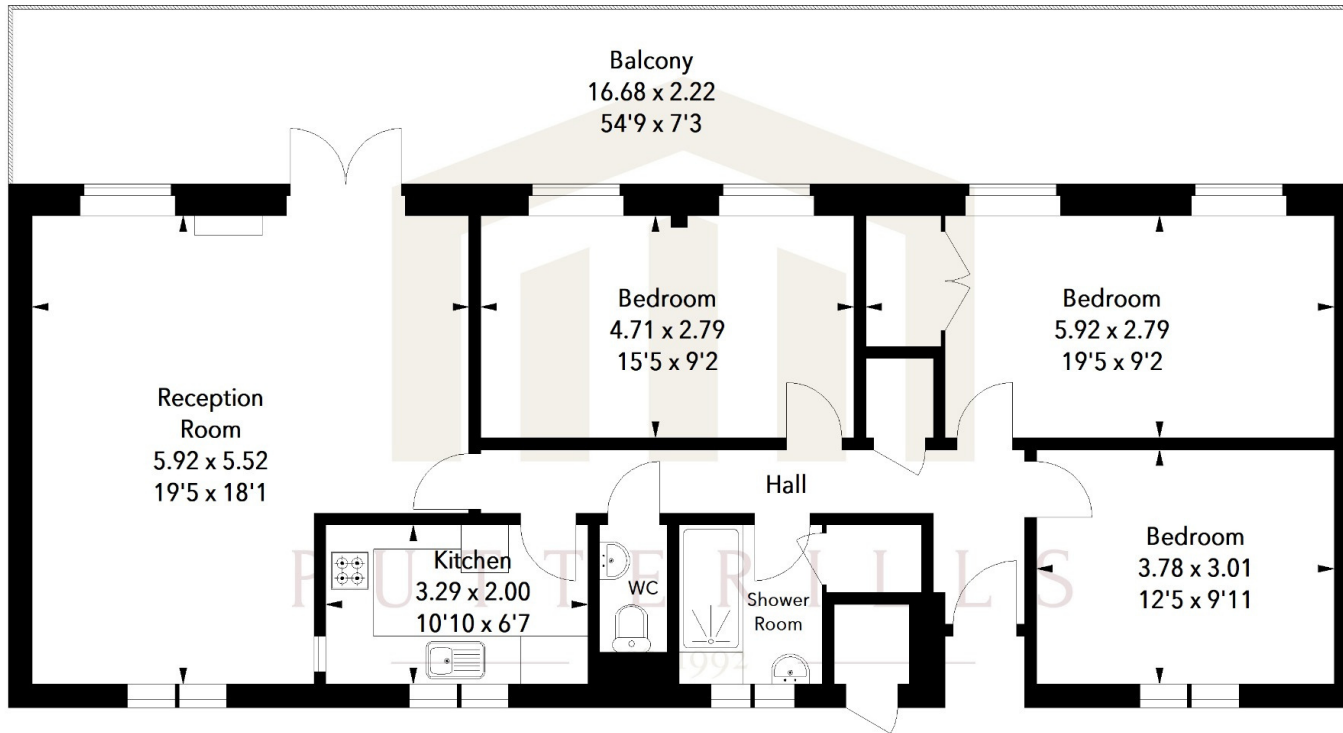


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Leasehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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