

BELVOIR!

Welwyn
9 High Street, Welwyn, Hertfordshire, AL6 9EE

Hedgebrooms, Welwyn Garden City, Hertfordshire AL7 2DP



Guide Price £199,995 Leasehold

Call: 01438 717701

belvoir.co.uk

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ATTENTION INVESTMENT BUYERS! A fantastic investment opportunity offering a 5% rental yield. This spacious, one bedroom, ground floor apartment is being offered on a CHAIN FREE basis! With a tenant in situ, currently achieving £950pcm with an AST in place valid until 29th June 2024. The property also benefits from low service charge and ground rent, we feel this property MUST BE VIEWED!

The accommodation briefly comprises an entrance hall, fitted kitchen, bathroom, lounge, bedroom and ample storage space. The property boasts the added benefit of a private courtyard/garden. The block itself has plenty of residents parking nearby.

Hedgebrooms is located in the highly popular Panshanger development, which offers schooling options for all ages. Nearby there is a parade of local shops, to include Morrisons superstore, and doctor's surgery. More extensive shopping options are available in Welwyn Garden City centre, including the ever-popular John Lewis. The mainline station provides fast and frequent services into London and northwards, with road links via the A1(M), M1 and M25.



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Hallway

Tiled flooring, storage cupboard with water tank, radiator, open storage area, storage cupboard with radiator and shelving, entry phone, access to;

Bathroom

6'2" x 5'10" (1.9 x 1.8)



Tiled flooring, part tiled walls, radiator, window to front, wash hand basin, low level WC, panelled bath with electric shower overhead.

Bedroom

12'0" x 9'9" (3.67 x 2.98)



Carpeted, radiator, window to rear, built in storage cupboard.

Lounge

11'7" x 12'0" (3.55 x 3.67)



Carpeted,, radiator, floor to ceiling window to rear, built in storage cupboard.

Kitchen

10'8" x 6'9" (3.27 x 2.06)



Tiled flooring, part tiled walls, eye and base level units, oven, hob and extractor fan, washing machine and free standing refrigerator, radiator, window to front.

External



Private grass area with paving up to front door from communal flat entrance.

Parking



Communal parking for several vehicles.

Agent Notes

Belvoir are advised;
Council tax - Welwyn Hatfield band B
Years remaining on lease - 87
Ground rent - £10 per annum
Service charge - £1560 per annum

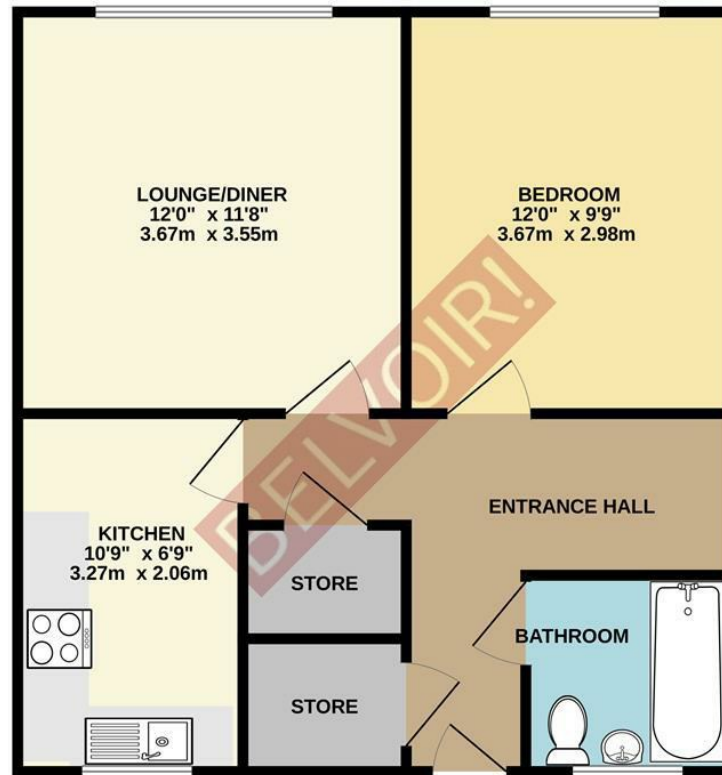
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.





GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 488 sq.ft. (45.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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