

# BELVOIR!

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

Node Way Gardens, Welwyn, Herts AL6 9FE



Guide Price £250,000 Leasehold

Call: 01438 717701

[belvoir.co.uk](http://belvoir.co.uk)



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ATTENTION INVESTMENT BUYERS! We are pleased to present this two bedroom, third floor apartment in a highly sought after development in Welwyn Village! This property is being sold with tenants in situ, with an AST until February 2025! Currently achieving £1,250pcm, this property is a great investment for first time landlords or for someone looking to add to their portfolio! Offering over a 5% rental yield, this is a great opportunity and will not be around for long!

Accommodation comprises an Entrance Hall, fitted Kitchen, Lounge/Diner, two spacious Bedrooms and family Bathroom. Externally there are communal gardens and plenty of residents and visitors parking.

Welwyn is a highly sought after village just outside Welwyn Garden City steeped in history, plenty of greenery and the River Mimram. Welwyn village boasts a Civic Centre and the high street amenities consist of a variety of pubs, a doctors surgery, a dental surgery, bakeries and shops. Nurseries and primary schools are in the village, or just outside of, with secondary schools in the nearby Welwyn Garden City. For commuters, there is Welwyn North mainline station with fast and frequent services into London and northwards, and the A1(M), M1 and M25 for road links.



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### Communal Entrance

Communal Entrance door leading to communal hallway. Stairs to upper levels.

### Front Door

Own front door leading to Entrance Hallway.

### Entrance Hallway

Wood effect laminate flooring, access to secure entry telecom system, doors leading to all rooms.

### Kitchen



A range of base and eye level units, access to a large, fitted storage cupboard, tiled splash backs, space for fridge freezer, plumbing for washing machine, integrated electric cooker and hob, fitted extractor hood and stainless steel sink with stainless steel mixer taps. UPVC double glazed window to rear aspect.

### Lounge/Diner



A spacious Lounge/Diner with wood effect laminate flooring, power points and a large UPVC double glazed window to front aspect.

### Master Bedroom



Wood effect laminate flooring, power points and UPVC double glazed window to front aspect.

### Bedroom Two



Wood effect laminate flooring, power points and UPVC double glazed window to front aspect.

### Bathroom

Fitted family bathroom with panel enclosed bath with shower attachment, low level flush w/c, and a wall mounted hand wash basin. Laminate flooring, partly tiled walls, extractor fan and UPVC double glazed opaque window to rear aspect.

### Communal Gardens

Beautifully presented Communal Gardens,

### Agent's Notes

Belvoir are advised;  
Council tax - Welwyn Hatfield band C  
Years left on lease - 167  
Ground Rent - £0 per annum  
Service Charge - £1,814.40 per annum  
Current rental return - £1,250pcm

### BELVOIR DISCLAIMER

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.



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No  
Ball Games  
No  
Dog Fouling



SECOND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	84
(69-80) C			
(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 : 549 sq.ft. (51.0 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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