



**Because property is personal with...**

**Hawbush Close, Welwyn, AL6**

**BELVOIR!**

£199,995



## Key Features

- CHAIN FREE
- LONG LEASE - 178 YEARS
- NO SERVICE CHARGE
- £10 A MONTH GROUND RENT
- PRIVATE GARDEN
- GROUND FLOOR
- EPC rating TBC
- Leasehold





BELVOIR WELWYN are delighted to bring to the market this CHAIN FREE, GROUND FLOOR, ONE DOUBLE BEDROOM FLAT within walking distance to the very popular WELWYN VILLAGE. Situated just off Hawbush Rise, the property is ideally positioned for commuters with the Welwyn North mainline station with fast and frequent services into London and northwards, and the A1(M), M1 and M25 for road links. Also boasting a long Lease, £10 a month Ground Rent and no Service Charge, this property would make a perfect first time buy/investment purchase!

This lovely flat internally comprises bright and airy accommodation to include lounge/dining room, double bedroom, fitted kitchen and a bathroom. To the rear there is a spacious private garden, with decked seating area. In our opinion this flat will not be available for long and truly shows very good value for money for any first time buyer or buy to let investor.

Welwyn is a sought after village just outside Welwyn Garden City steeped in history, plenty of greenery and the River Mimram, along with a Civic Centre and the high street's amenities such as pubs, doctors, dentists, bakeries and shops. Nurseries and primary schools are in the village, or just outside of, with secondary schools in the nearby City.

#### Entrance Hallway

Front door leading to Entrance Hallway. Access to storage cupboard, doors leading to

#### Lounge/Diner 3.78m x 3.62m (12'5" x 11'11")

UPVC double glazed window to front aspect, carpet flooring, fitted fireplace.

#### Kitchen 2.75m x 3.62m (9'0" x 11'11")

A range of base and eye level units, access to storage cupboard, stainless steel sink unit, UPVC double glazed window to rear aspect, space for electric oven, space for fridge freezer, plumbing for washing machine.

#### Bedroom 3.77m x 3.34m (12'5" x 11'0")

Carpet flooring, UPVC double glazed window to rear aspect, access to fitted wardrobe space.

#### Bathroom

Modern bathroom suite with partly tiled walls, low level flush wc, wall mounted wash hand basin and panel enclosed bath with shower attachment. UPVC double glazed opaque window to rear aspect, extractor fan.

#### Private Garden

A private and secluded garden space, with mature shrub borders and decked seating area.

#### Agent's Notes

Belvoir are advised;  
Council tax - Welwyn Hatfield band C  
Years remaining on lease - 178  
Ground rent - £120 per annum including buildings insurance  
Service Charge - £0

#### 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.



GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.5 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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