



Alderman Close, Welham Green



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**Guide price £230,000**

- One bedroom
- First floor
- Separate kitchen
- 0.5 mile to train station
- Purpose-built block
- Spacious bedroom
- Leasehold
- EPC rating C



A well-proportioned and well-presented first floor one bedroom flat less than 0.5 mile from Welham Green train station with its sub 40 minute links into London Kings Cross. Dellsome Lane's local shops and amenities are just around the corner. The property comprises a bright double bedroom, living room with space for lounge and dining area, modern kitchen with appliances and bathroom with shower over bath. Other features include underfloor heating and good storage.

#### Lease details

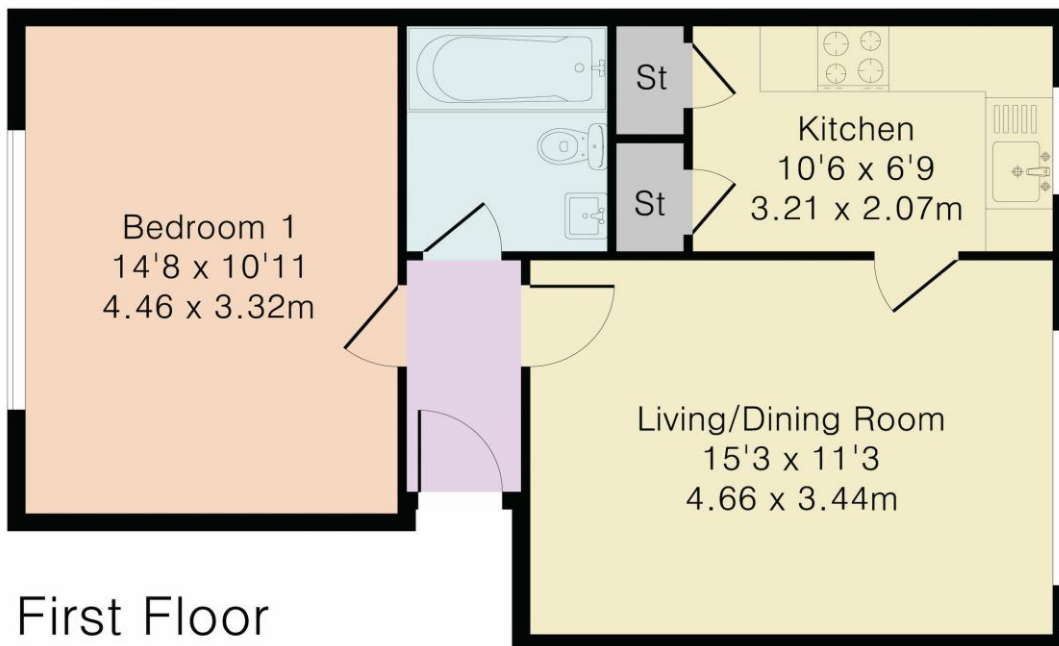
101 Years remaining

Ground Rent - £100 per annum.

Service Charge - £600 Per annum.



Approximate Gross Internal Area 495 sq ft – 46 sq m





Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



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