



**Flat 2, Welham Court Dixons Hill Road, Welham Green, North Mymms, AL9 7DF**  
**£315,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated in the heart of Welham Green within close proximity of local shops and mainline railway station with services into London this EXTREMELY WELL PRESENTED TWO DOUBLE BED ROOM GROUND FLOOR FLAT offering spacious accommodation and featuring a Kitchen/Lounge/Diner, gas

central heating, UPVC framed double glazing. Ideal First time buy or Investment opportunity.



- EXTREMELY WELL PRESENTED TWO DOUBLE BED ROOM GROUND FLOOR FLAT
- KITCHEN/LOUNGE/DINER
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL PARKING
- LEASEHOLD 145 YEARS REMAINING
- SERVICE CHARGE £70 PCM
- COUNCIL TAX BAND C - WELWYN AND HATFIELD COUNCIL
- VIEWING RECOMMENDED





### Communal Entrance

Inner door into communal entrance vestibule. Personal UPVC Entrance door with spyhole opens into

### Entrance Hall

Tiled floor, double radiator, wall mounted entryphone and receiver, wall light point, electric consumer unit, telephone point, built-in cupboard with shelving and hanging rail.

### Lounge/Kitchen Diner

Kitchen Area:

Modern range of white hi-gloss wall and base units provide cupboard and drawer space featuring glazed cupboards, stone effect working surfaces with inset Lamona gas hob with extractor hood above and electric fan oven below, space and plumbing for American style fridge/freezer, space for dishwasher and washing machine, single drainer stainless steel sink with mixer tap, space and vent for tumble dryer, concealed Glo-worm gas central heating boiler, splashback tiling, concealed strip downlighters, tiled floor, UPVC framed double glazed window to side.

Lounge/Dining Area:

Double radiator, t.v. aerial point, wall light points, UPVC framed double glazed window to rear.

### Bedroom One

The room features fitted wardrobes being three double width and one and half width, matching double chest of drawers, telephone point, double radiator, UPVC framed double glazed window to rear.





## Bedroom Two

Range of fitted wardrobes comprising one double width and one single width, chest of drawers, single radiator, UPVC framed double glazed window to rear, t.v. aerial point.

## Bathroom

White suite comprising shower bath with mixer tap, separate shower over bath and hand shower attachment, glass screen, top flush w.c., vanity topped wash basin with mixer tap and cupboards and drawers below, tiled walls and floor, chrome heated towel rail.

## Exterior

Small communal lawned area to the rear of the flats. Communal parking facilities accessed via central archway to the block. Further communal lawned area to front.

Tenure - Share of Freehold. Service charge £70pm. Council tax band C - Welwyn and Hatfield council.

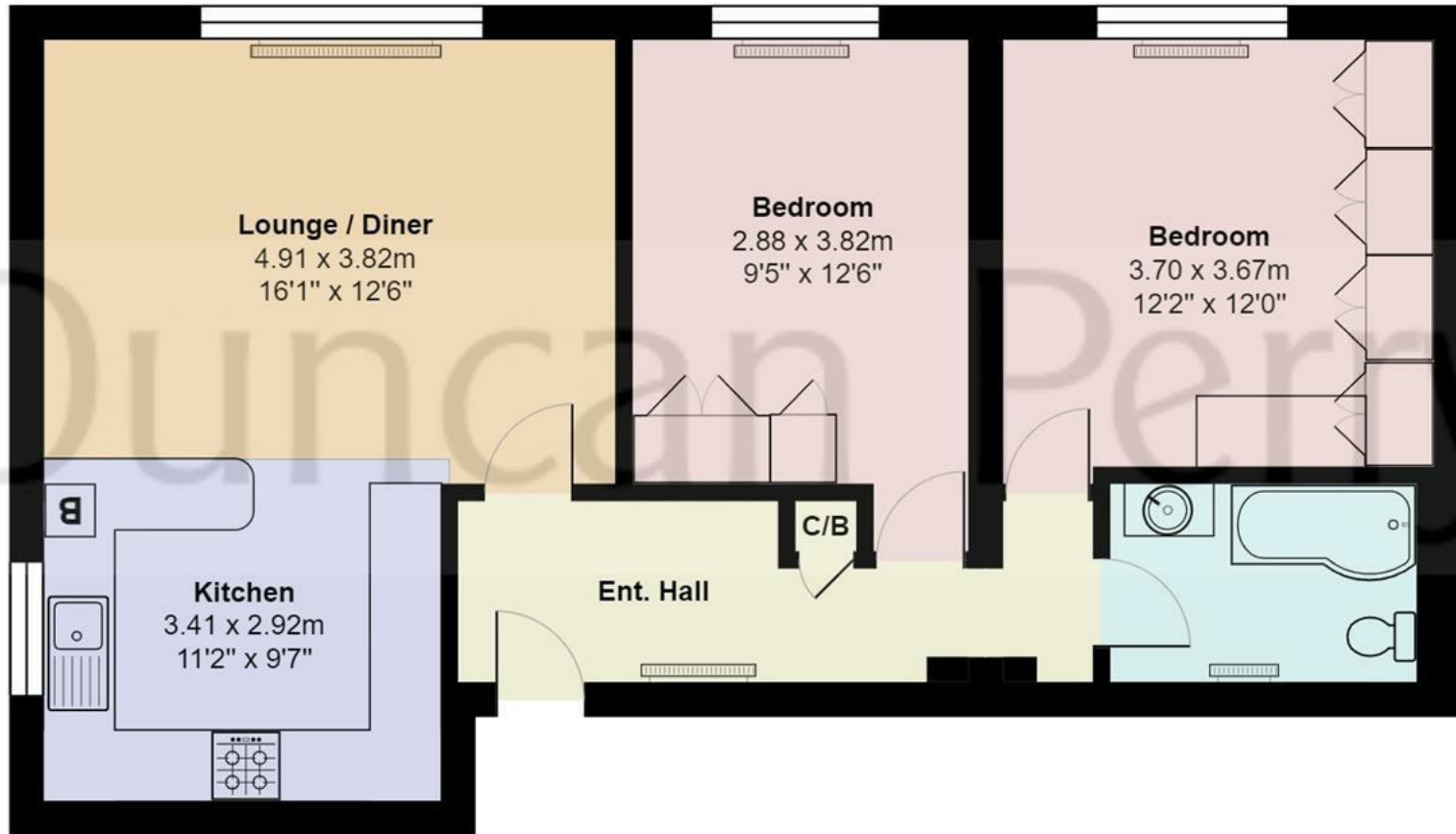
## Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.









Ground Floor

## Welham Court, Hertfordshire AL9

Total Area: 69.1 m<sup>2</sup> ... 744 ft<sup>2</sup>

All measurements are approximate and for display purposes only

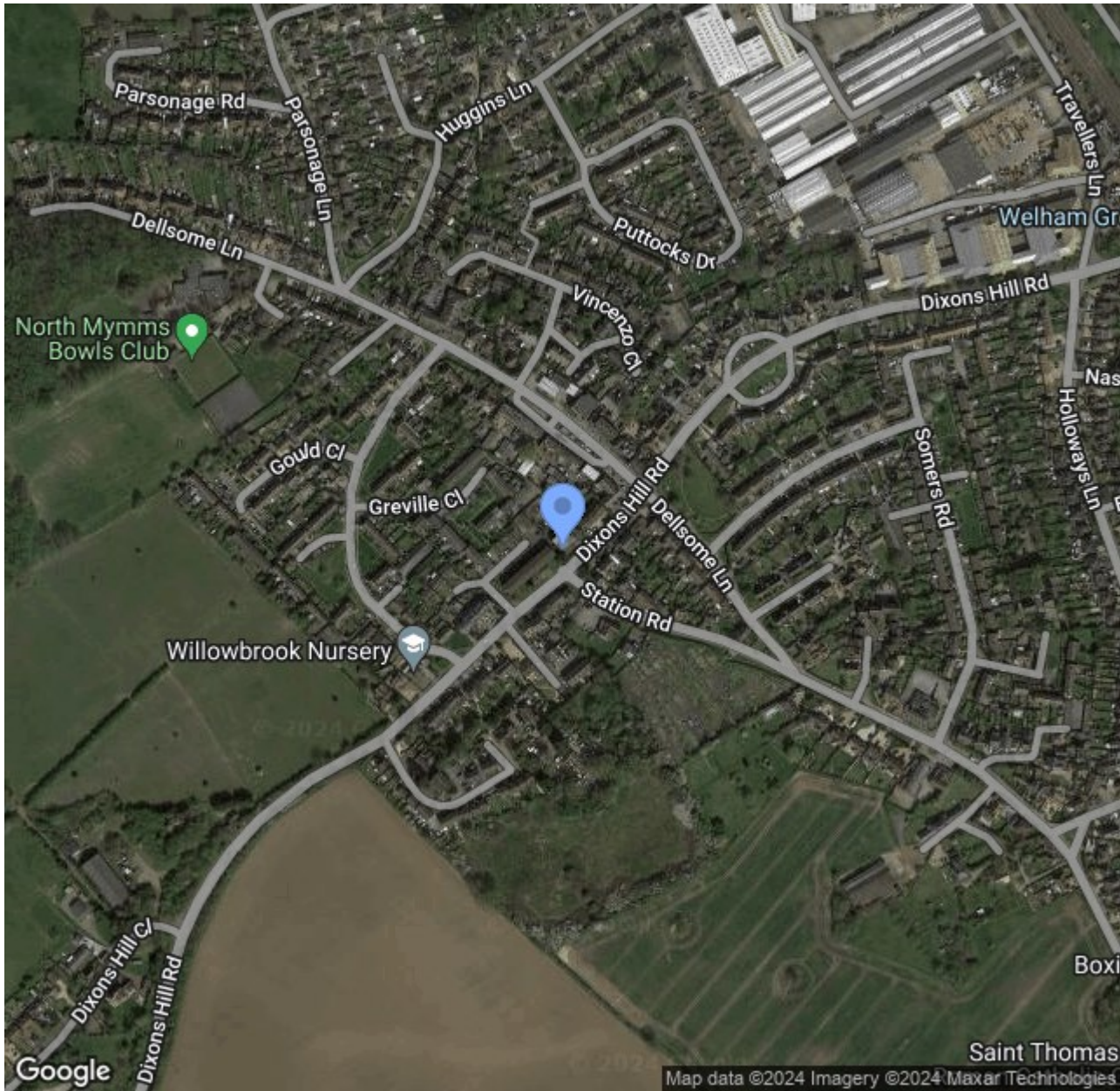
# Duncan Perry





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
95-100 A		90-100 A	
81-95 B		75-90 B	
69-81 C		60-75 C	
55-69 D		45-60 D	
41-55 E		30-45 E	
27-41 F		15-30 F	
13-27 G		0-15 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
72	76		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC





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