



Carnegie Estate Agents

2

Sunningdale Mews, Welwyn Garden City, AL7 1UP

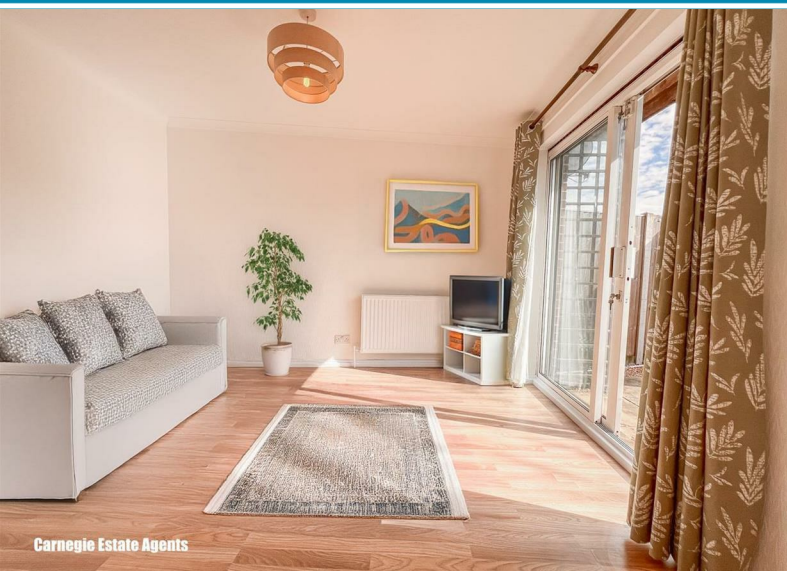


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Welcome to this charming one-bedroom ground floor maisonette with private garden located in the desirable Sunningdale Mews, Welwyn Garden City. This purpose-built property, constructed in 1993, offers a comfortable living space of 377 square feet, making it an ideal choice for first-time buyers or those seeking a rental investment.

As you enter the property, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bedroom is thoughtfully designed to maximise space and light, ensuring a peaceful retreat at the end of the day.

One of the standout features of this property is its ground floor location, which grants direct access to a private garden. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day. Additionally, the flat has been recently redecorated, allowing you to move in with ease and make it your own.



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### Reception room

10'11" x 9'8"

### Kitchen

7'8" x 6'3"

### Bedroom

9'10" x 8'0"

### Bathroom

### Garden

### Lease

999 years from 2023 (997 years remaining)  
£900 per annum service charge includes building insurance.  
No ground rent payable.



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## Ground Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



Total area: approx. 31.1 sq. metres (334.9 sq. feet)



**Carnegie**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.