



Griffin Place,  
Welwyn Garden City,  
Herts, AL7 3FD

 2 Bedrooms

 2 Bath/Shower Rooms

 1 Reception Room

 Allocated Parking

 Private Terrace

 EPC Band D

Council Tax  
Band: C – £2,037.07 (2025-2026)

Leasehold: From 28/09/2019 – 119  
years remaining.  
Service Charge: £2,618.76 pa.  
Ground Rent: £225 pa.

Guide Price  
£400,000 Leasehold

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Nestled in an iconic building, near Welwyn Garden City town centre, this ground floor, two bedroom duplex apartment boasts spacious, well-balanced accommodation.

### Description

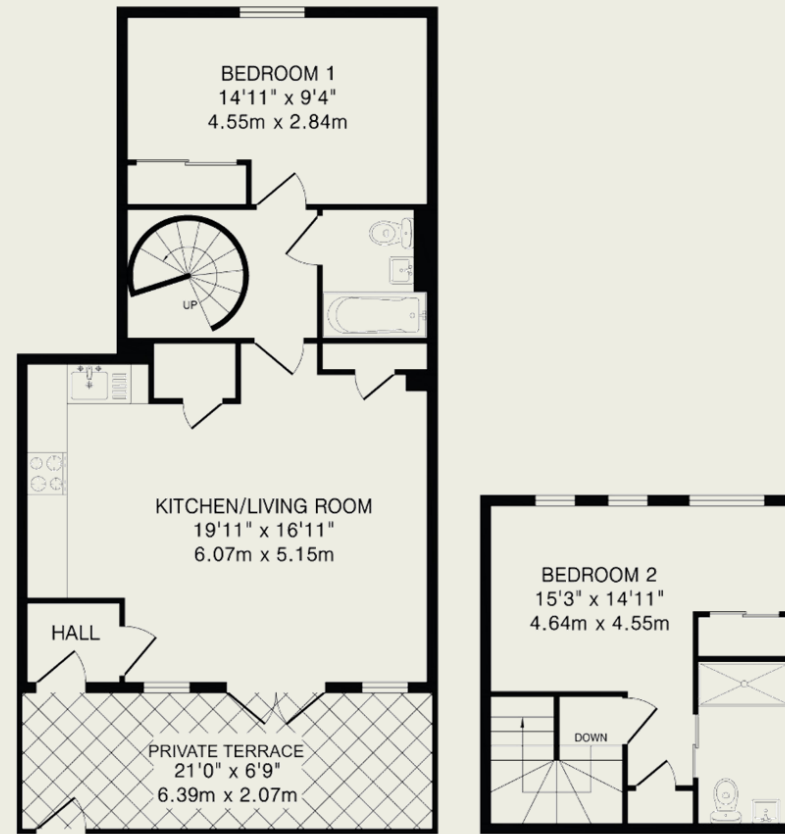
This stunning apartment offers a bright and stylish place to call home.

The spacious kitchen/living room benefits from a smart kitchen island/breakfast bar and large windows allow natural light to pour in. Double doors lead out onto the private terrace, providing a delightful outdoor space to enjoy. A sleek bathroom at the foot of the spiral staircase serves the ground floor bedroom which has large fitted wardrobes.

The main bedroom is located at the top of the staircase and boasts fitted wardrobes and a stylish en-suite shower room.

### Location

Griffin Place is conveniently located within a few minutes' walk of mainline rail services and the town centre's amenities, including John Lewis, Waitrose, the Howard Shopping Centre and various bars and eateries.



Ground Floor  
574 sq.ft.(53.2 sq.m)approx.

First Floor  
237 sq.ft.(21.9 sq.m)approx.

TOTAL FLOOR AREA: 811 sq.ft.(75.1 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### Important Information

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