



Not for marketing purposes INTERNAL USE ONLY

Cowslips
Welwyn Garden City



Property Description

A one bedroom first floor maisonette, benefiting from a share of freehold and a private garden. With a refitted kitchen area and shower room, open plan living and allocated parking space makes this an ideal first time purchase or buy to let investment.

Entrance Hall

Double glazing front door and stairs to first floor.

First Floor

Lounge

21' 11" x 15' 7" (6.68m x 4.75m)

Open plan living/kitchen, TV point, two radiators, wood effect flooring and built in cupboard.

Kitchen

Stainless steel sink, cupboards wall and base level, induction hob with extractor fan, electric oven, spaces for fridge freezer, dish washer and washing machine, double glazed window to the side and two double glazed windows to the front.

Inner Hallway

Doors to bedroom and shower room with loft access, cupboard with combi boiler.

Bedroom One

9' 8" x 9' (2.95m x 2.74m)

Double glazed window to the rear, built in wardrobe and radiator

Bathroom

Shower cubicle, vanity wash hand unit, low level WC, hand towel rail and double glazed window to the rear.

External

Rear Garden

Laid to lawn and metal shed.

Parking

One allocated parking space

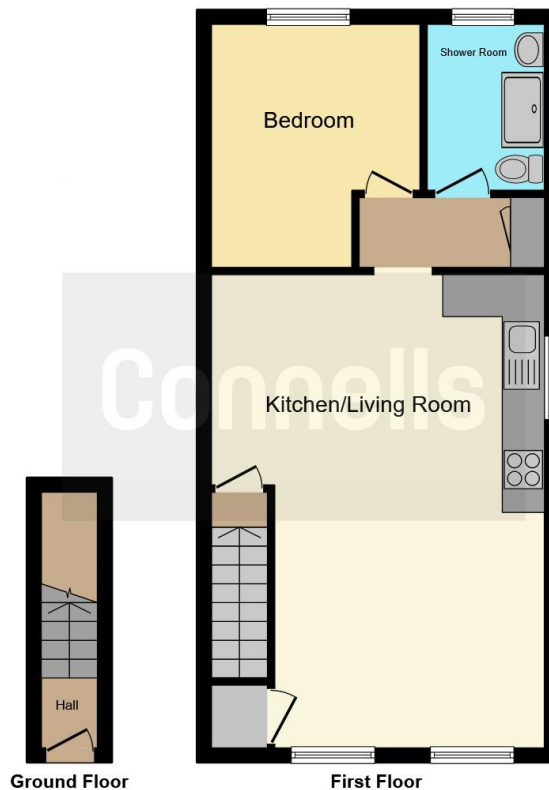
Agents Note

We have been advised by our client that the property benefits from Fibre to the property (FTTP) 1 gbps.









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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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