



Bramley House Blossom Drive, WELWYN GARDEN CITY AL7 1WQ



welcome to

Bramley House Blossom Drive, WELWYN GARDEN CITY

This beautifully presented two bedroom first floor apartment offers a modern open plan kitchen/living space with dual aspect windows creating a bright living space, main bedroom with fitted wardrobes and en-suite, a second double bedroom and family bathroom. Within easy walking distance of the main town centre where you will find John Lewis department store and Waitrose together with an array of restaurants, bars, and other amenities including the Howard Shopping Centre which includes access to the mainline train station with fast links to London. This property further benefits from 8 years remaining on the NHBC and allocated parking space.



Hallway

Storage cupboard.

Kitchen/ Lounge

21' 6" x 11' (6.55m x 3.35m)

Double glazed window x 3. radiator x 2. wooden flooring. fully fitted kitchen, electric oven, gas hob, sink, integrated dishwasher/fridge freezer/washing machine.

Bedroom 1

11' 2" x 9' 8" (3.40m x 2.95m)

Double glazed window to front, radiator, carpet, built in wardrobe.

En-Suite

Wooden flooring, heated towel rail, W/C, wash hand basin, walk in shower.

Bedroom 2

11' 2" x 9' 7" (3.40m x 2.92m)

Double glazed window to front, radiator, carpet,

Bathroom

Wooden flooring, bath, W/C, wash hand basin, heated towel rail.

Agent's Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."



Total floor area 59.1 sq.m. (636 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to
**Bramley House Blossom Drive,
WELWYN GARDEN CITY**

- First Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Off Street Parking
- 8 Years Remaining NHBC.

Tenure: Leasehold EPC Rating: B



£325,000



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108087 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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