



**Celia House Ludwick Way, WELWYN GARDEN CITY AL7 3QP**



**welcome to**

**Celia House Ludwick Way, WELWYN GARDEN CITY**

This beautifully presented spacious second floor two bedroom apartment is situated just less than a mile away from Welwyn Garden City Town Centre with easy access to the mainline station with great links into London within 30 minutes. An array of local amenities are nearby which include Waitrose, John Lewis and the Howard Centre. The property comprises of entrance hall, lounge and kitchen, two spacious double bedrooms and three piece bathroom. In addition there is allocated parking, ample storage and gas central heating. Ideal for first time buyers and investors.



### Entrance Hall

Laminate flooring, radiator, storage.

### Lounge

14' 8" x 11' 5" ( 4.47m x 3.48m )

Double glazed window to side, TV point, laminate flooring.

### Kitchen

15' 5" x 8' 5" ( 4.70m x 2.57m )

Double glazed window to side, wall and base units, laminate flooring, gas Bosch hob, integrated oven and dishwasher, 2 bowl sink/drainer, space for table and fridge freezer, part tiled walls.

### Landing

Access to large loft, part boarded.

### Bedroom One

11' 9" x 11' 3" ( 3.58m x 3.43m )

Double glazed window to side, vaulted ceilings, laminate flooring, TV point, radiator.

### Bedroom Two

11' 9" x 11' 5" ( 3.58m x 3.48m )

Double glazed window to side, carpet, radiator.

### Bathroom

Tiled flooring, part tiled walls, vaulted ceiling, velux window, heated towel rail, W/C, shower over bath, wash hand basin.



Total floor area 68.9 m<sup>2</sup> (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Celia House Ludwick Way, WELWYN GARDEN CITY

- Two Bedrooms
- Second Floor
- Allocated Parking
- Close to Town Centre
- Communal Gardens

Tenure: Leasehold EPC Rating: C

fixed price

**£285,000**



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This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Feb 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108401 - 0002

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Please note the marker reflects the postcode not the actual property

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