



Sir John Newsom Way, Welwyn Garden City AL7 4FL



welcome to

Sir John Newsom Way, Welwyn Garden City

This **CHAIN FREE** beautifully presented, recently decorated, spacious ground floor two bedroom apartment is ideally situated just a short distance from Welwyn Garden City train station and town centre as well as popular local schools, King George playing fields and amenities. Offering a spacious reception room, fitted kitchen with new appliances, master bedroom with en-suite, second bedroom and brand new three piece bathroom. Further benefits include a long lease, communal gardens, allocated parking and new window sills throughout.



Entrance Hall

Carpet, pendant light, built in cupboard.

Lounge

14' 5" x 13' 5" (4.39m x 4.09m)

Double glazed window to rear x 2, carpet, fitted TV unit, USB sockets, TV point, electric heater.

Kitchen

Irregular Shaped Room 8' 5" x 8' 7" (2.57m x 2.62m)

Double glazed window to rear, tiled flooring, wall and base units, space for washing machine and dishwasher, part tiled walls, sink, integrated fridge freezer, laminate work surfaces, integrated oven, electric hob, extractor, under cupboard lighting, outdoor tap under sink – ideal for car washing.

Bedroom One

Irregular Shaped Room 13' 2" x 15' 1" (4.01m x 4.60m)

Double glazed window to rear x 2, carpet, 1 x fitted wardrobe, electric heater.

En-Suite

Tiled flooring, W/C, wash hand basin and vanity unit, heated towel rail, shower, tiled walls.

Bedroom Two

11' 1" x 6' 2" (3.38m x 1.88m)

Double glazed window to rear, carpet, electric heater.

Bathroom

Tiled flooring, W/C, wash hand basin and vanity unit, part tiled walls, heated towel rail, electric Bluetooth light mirror, extractor, bath.



Total floor area 65.6 m² (707 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



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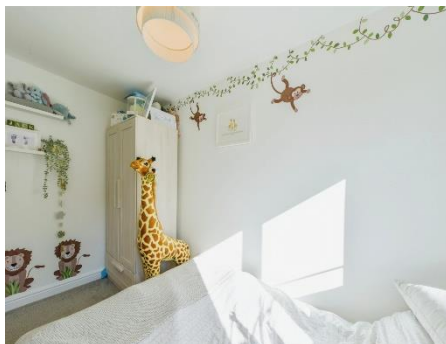
Sir John Newsom Way, Welwyn Garden City

- CHAIN FREE
- Ground Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Allocated Parking
- New Bathroom

Tenure: Leasehold EPC Rating: B

offers in excess of

£270,000



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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108407 - 0004

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Please note the marker reflects the postcode not the actual property


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