



Celia House Ludwick Way, WELWYN GARDEN CITY AL7 3QP



welcome to

Celia House Ludwick Way, WELWYN GARDEN CITY

55% Shared Ownership of 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. **** 124 Years Remaining On Lease ****



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.

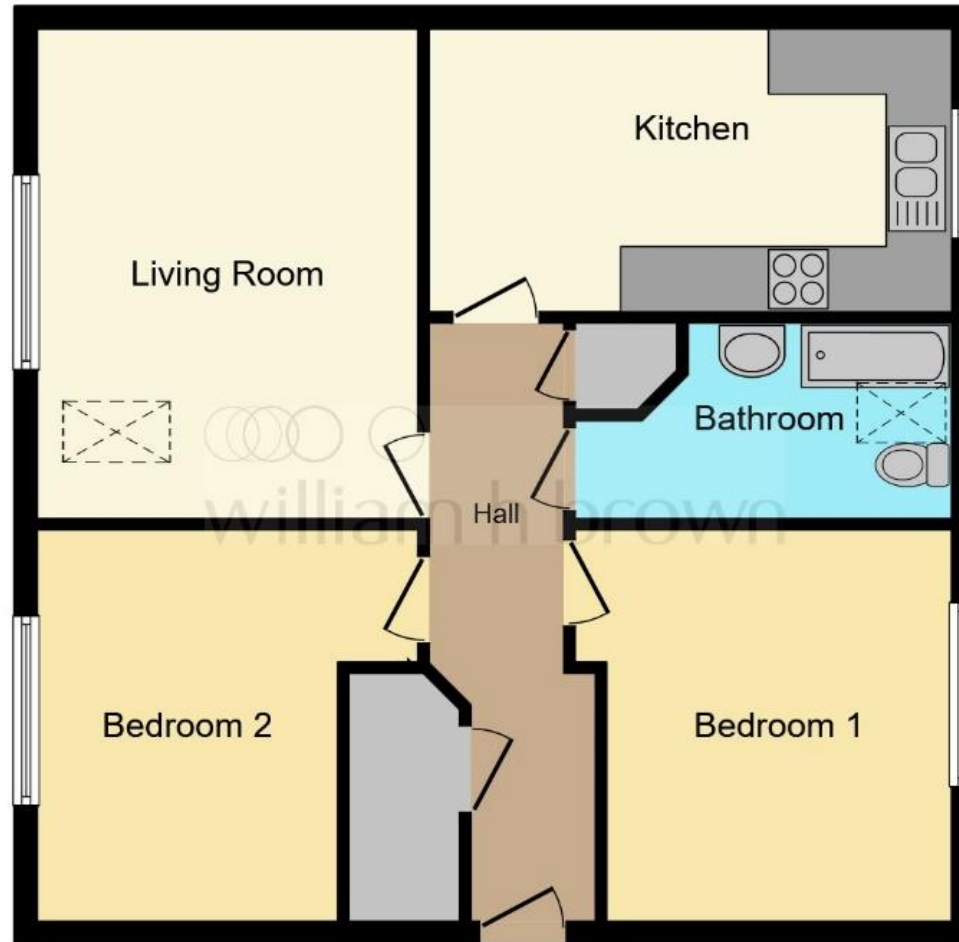
Bedroom Two

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 m² (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



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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

Shared Ownership

£156,750



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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:
WGN108468 - 0003

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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