



Heronswood Road, WELWYN GARDEN CITY AL7 3EW

welcome to

Heronswood Road, WELWYN GARDEN CITY

This CHAIN FREE large two bedroom top floor apartment is located close to local amenities including shops, schools and transport links via the A14, A1(M), and mainline rail links in to London. The property comprises a spacious entrance hall, dual aspect lounge and fully fitted kitchen. There are also two good size bedrooms, with fitted wardrobes to the master and balcony, in addition there is a good size three piece bathroom suite. Further benefits include gas radiator heating, double glazing, external storage shed and cupboard, communal gardens and parking.



Entrance Hall

Wooden flooring, storage cupboard.

Lounge

15' 5" x 10' 8" (4.70m x 3.25m)

Double glazed window to front & side, wooden flooring, radiator.

Kitchen

11' 5" x 10' 5" (3.48m x 3.17m)

Double glazed dual aspect window, tiled flooring, storage cupboard, sink, radiator, gas hob, electric oven.

Bedroom One

12' 11" x 10' 3" (3.94m x 3.12m)

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

Bedroom Two

10' 11" x 9' 9" (3.33m x 2.97m)

Double glazed window to rear, laminate wood flooring, radiator.

Bathroom

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



Total floor area 66.6 m² (716 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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welcome to

Heronswood Road, WELWYN GARDEN CITY

- Two Bedroom Apartment
- Top Floor
- Communal Gardens
- Off Street Parking
- Private Balcony

Tenure: Leasehold EPC Rating: C

offers in excess of

£250,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Sep 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108454 - 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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