



Homestead Court, Welwyn Garden City AL7 4LY

welcome to

Homestead Court, Welwyn Garden City

This fantastic spacious one bedroom flat is located on the first floor of Homestead Court, great for both first time buyers and investors. The apartment boasts an entrance hall with storage, spacious living area with dual aspect windows, kitchen with space for appliances, double bedroom with built in wardrobes and three piece bathroom suite. Further benefits are double glazing throughout, gas central heating, communal gardens and parking. The property is situated a short walk from King George V playing fields and Welwyn Garden City Town Centre and mainline train station with rail links direct to London.



Entrance Hall

Wooden flooring, storage cupboard.

Lounge

13' 5" x 11' 7" (4.09m x 3.53m)

Dual aspect windows, wooden flooring, radiator.

Kitchen

10' 11" x 5' 6" (3.33m x 1.68m)

Double glazed window to front, tiled flooring storage cupboards, sink.

Bedroom One

12' 5" x 10' 10" (3.78m x 3.30m)

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

Bathroom

Double glazed window, tiled, W/C, bath, wash hand basin, heated towel rail.



Total floor area 44.0 m² (474 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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Homestead Court, Welwyn Garden City

- One Bedroom Apartment
- First Floor
- Communal Garden and Parking
- Near to Playing Fields
- Close to Town Centre & Train Station

Tenure: Leasehold EPC Rating: C

Offers in excess

£195,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108499 - 0006

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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