



Athelstan Walk North, Welwyn Garden City AL7 3SH



welcome to

Athelstan Walk North, Welwyn Garden City

This one bedroom top floor flat is located on Athelstan Walk in Welwyn Garden City within walking distance to town centre and main line train station in to London Kings Cross. The accommodation offers an entrance hall, fitted bathroom and double bedroom. There is also a large living room and fitted kitchen. The property further benefits from double glazing throughout, gas central heating and communal gardens.



Hall

Engineered wood flooring, storage cupboards.

Lounge

13' x 10' 9" (3.96m x 3.28m)

Double glazed window, engineered wood flooring, radiator.

Kitchen

13' x 8' 11" (3.96m x 2.72m)

Double glazed window to front, engineered wood flooring, induction hob, electric oven, extractor fan, worktops, boiler, sink.

Bedroom

12' 11" x 8' 3" (3.94m x 2.51m)

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

Bathroom

Double glazed window to rear, tiled flooring, W/C, wash hand basin, shower over bath, heated towel rail, underfloor heating.



Total floor area 44.9 m² (484 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



check out more properties at williamhbrown.co.uk



welcome to

Athelstan Walk North, Welwyn Garden City

- One Bedroom Apartment
- Top Floor
- Communal Gardens
- On Street Parking
- Close to Town Centre

Tenure: Leasehold EPC Rating: C

guide price

£210,000



check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Nov 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108570 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk