



**Nursery Hill, WELWYN GARDEN CITY AL7 1UQ**





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**Nursery Hill, WELWYN GARDEN CITY**

A spacious and well presented two bedroom first floor apartment situated in a quiet and peaceful location in the sought after Haldens area of Welwyn Garden City. This generous sized property has been modernised throughout and comprises of an entrance via intercom system, entrance hall, a generous size lounge/diner which is open plan to the kitchen. The kitchen benefits from an integrated electric oven, hob and breakfast bar. There are also two double bedrooms, a family sized bathroom and ample storage space. Externally, as well as communal gardens and unrestricted parking, the property also benefits from a brick built storage shed.



### Entrance Hall

Cupboard x 2, radiator, carpet.

### Lounge/ Kitchen

24' 6" x 10' 2" ( 7.47m x 3.10m )

Single glazed window x 2, carpet/laminate flooring, electric oven/hob, sink/drain, tiled splashback, space for fridge freezer/dishwasher.

### Bedroom One

8' 3" x 13' 5" ( 2.51m x 4.09m )

Double glazed window to side, carpet, radiator.

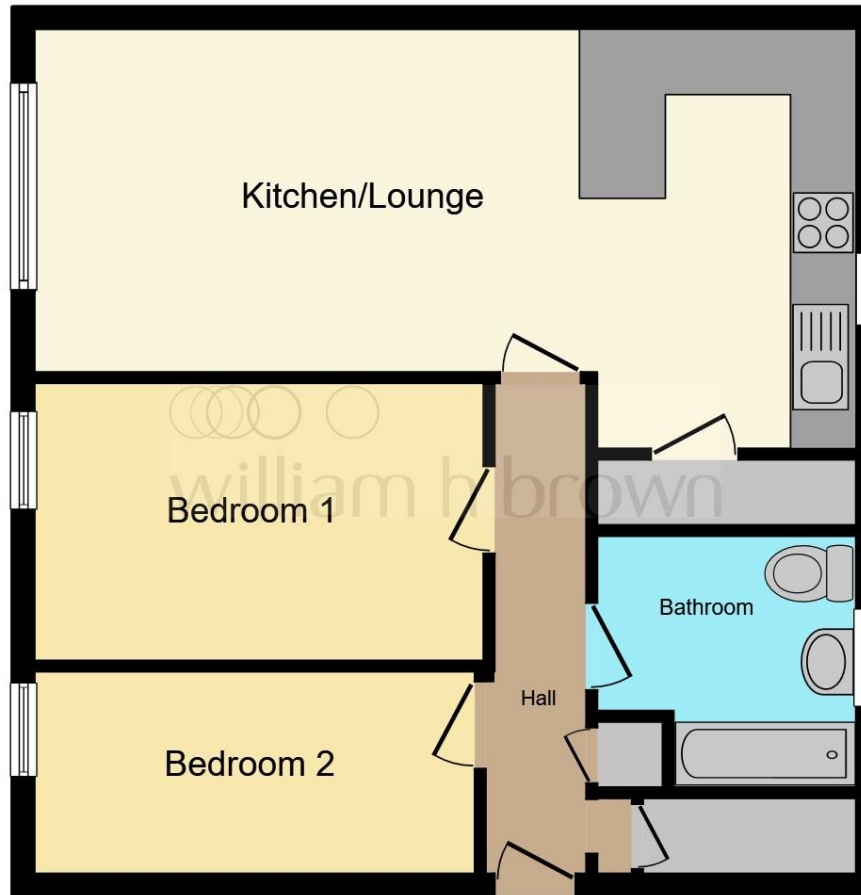
### Bedroom Two

13' 5" x 6' ( 4.09m x 1.83m )

Double glazed window to side, radiator.

### Bathroom

Double glazed window to side, laminate flooring, heated towel rail, W/C, wash hand basin, part tiled, bath/shower.



Total floor area 58.1 m<sup>2</sup> (625 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](http://www.focalagent.com)



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## Nursery Hill, WELWYN GARDEN CITY

- Two Bedrooms
- First Floor Apartment
- Communal Gardens & Parking
- Quiet Cul De Sac Location
- Brick Built Storage Shed

Tenure: Leasehold EPC Rating: C



# £240,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Jul 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108606 - 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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