



Upperfield Road, Welwyn Garden City AL7 3LW



welcome to

Upperfield Road, Welwyn Garden City

This fantastic CHAIN FREE one bedroom first floor apartment is located in the very popular Upperfield Road in Welwyn Garden City, ideally situated close to local amenities including shops, schools, bus routes and just a short walk into town. The property comprises of entrance hall, bright lounge with door to the balcony, newly fitted kitchen, double bedroom and bathroom. The property further benefits from central heating, double glazing, communal gardens and parking. Ideal for a first time buyer or as an investment.



Entrance Hall

Double glazed door, laminate flooring, radiator, storage cupboard, entry phone.

Lounge

15' 8" x 10' 3" (4.78m x 3.12m)

Double glazed window to front, door to balcony, laminate flooring, radiator.

Kitchen

8' 11" x 6' 11" (2.72m x 2.11m)

Double glazed window to rear, wall/base units, work tops, tiled splash back, oven/hob, sink/drainers, space for washing machine/fridge freezer.

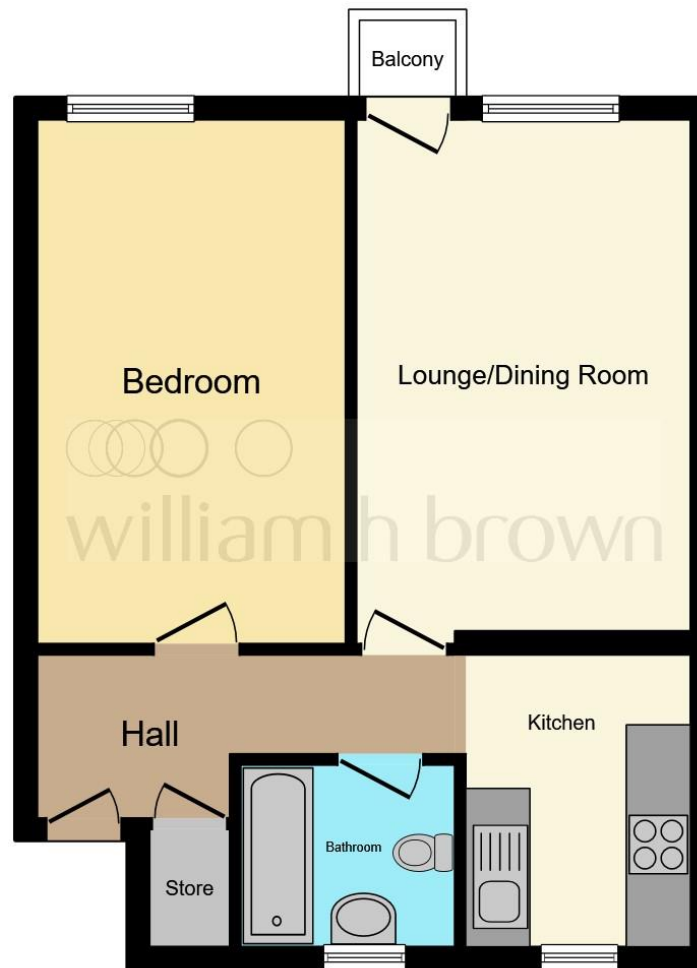
Bedroom

16' 1" x 9' 5" (4.90m x 2.87m)

Double glazed window to front, laminate flooring, radiator.

Bathroom

Double glazed window to rear, wash hand basin, W/C, fully tiled, bath with shower over.



Total floor area 45.9 sq.m. (494 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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Upperfield Road, Welwyn Garden City

- CHAIN FREE
- One Bedroom
- First Floor Apartment
- New Kitchen
- Communal Parking & Gardens

Tenure: Leasehold EPC Rating: C



£185,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Dec 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:
WGN108714 - 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.

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


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