



Heathcroft, Welwyn Garden City AL7 2BF

welcome to

Heathcroft, Welwyn Garden City

This spacious two-bedroom top floor apartment is conveniently located just a short walk from Moors Walk parade of shops with regular buses into the town centre and the mainline station serving Kings Cross in under 30 minutes. The property benefits from entrance hall with entry phone, lounge/diner and fully fitted kitchen. Additionally, there are two double bedrooms and bathroom. Further benefits include gas central heating, double glazing and two allocated parking spaces.



Entrance Hall

Double glazed door to side, laminate flooring, fuse box, radiator, storage x 2, entry phone, loft access (part boarded).

Lounge

16' 4" max x 19' 9" max (4.98m max x 6.02m max)
Double glazed window, carpet, radiator, TV point.

Kitchen

9' x 7' 2" (2.74m x 2.18m)
Double glazed window to front, sink/drain, space for fridge freezer, oven/hob, extractor fan, boiler, laminate flooring, space for washing machine, radiator.

Bedroom One

11' 9" max x 10' 8" max (3.58m max x 3.25m max)
Double glazed window to front, carpet, radiator.

Bedroom Two

8' 4" max x 13' 1" max (2.54m max x 3.99m max)
Double glazed window, carpet, radiator.

Bathroom

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



Total floor area 64.7 sq.m. (697 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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Heathcroft, Welwyn Garden City

- Top Floor Flat
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Communal Gardens
- Close to Local Shops and Amenities

Tenure: Leasehold EPC Rating: C



£260,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 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:
WGN104499 - 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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