



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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welcome to 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

offers in excess of
£250,000



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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 - 0003

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Please note the marker reflects the
postcode not the actual property