

Appletree Way, Welwyn Garden City AL7 2FE



welcome to

Appletree Way, Welwyn Garden City

A beautifully presented CHAIN FREE two bedroom ground floor apartment ideally placed close to a range of local amenities including Moors Walk parade of shops where there is a doctor's surgery, Tesco express, pharmacy, post office, hair salon, beauticians and food take away restaurants. The property offers entrance hall opening into a spacious open plan living/dining/fully fitted kitchen with integrated appliances, two bedrooms and family bathroom. Further benefits include gas central heating, double glazing and one allocated parking space.













Entrance Hall

Carpet, radiator, utility cupboard.

Lounge/ Kitchen/ Dining Room

17' 10" x 16' 3" (5.44m x 4.95m)

Double glazed window to rear x 2, laminate and carpet flooring, integrated washing machine/fridge freezer/gas hob, laminate work surfaces, wall and base units, gas boiler, cupboard, TV point, radiator x 2.

Bedroom One

15' 1" x 10' 10" (4.60m x 3.30m) Double glazed window to side, carpet, radiator.

Bedroom Two

15' 7" x 8' 4" (4.75m x 2.54m)
Double glazed window to rear, carpet, radiator.

Bathroom

Laminate flooring, shower over bath, W/C, wash hand basin, part tile walls, heated towel rail.

Bedroom One

15' 1" x 10' 10" (4.60m x 3.30m)

Double glazed window to side, carpet, radiator.



Total floor area 69.1 m² (743 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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Appletree Way, Welwyn Garden City

- CHAIN FREE
- Two Bedroom Apartment
- Ground Floor
- One Allocated Parking Space
- Open Plan Living/Dining/Kitchen

Tenure: Leasehold EPC Rating: B

guide price

£250,000













Please note the marker reflects the postcode not the actual property

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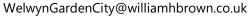
This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: WGN108642 - 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.





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



william h brown

01707 324361

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