



The Swallows, WELWYN GARDEN CITY AL7 1BX

welcome to

The Swallows, WELWYN GARDEN CITY

***** SHARE OF FREEHOLD ***** Tucked away in a peaceful cul-de-sac location is this fantastic two bedroom ground floor apartment. Internally the property comprises of entrance hall with storage cupboard, lounge/dining room with patio doors to the communal garden, kitchen, two bedrooms and fully fitted bathroom. Further benefits include gas central heating, double glazing throughout and one allocated parking space. The property is situated in a convenient location for commuters with easy access to the A1M, A414 and M25 as well as local shops, schools and park.



Entrance Hall

Door to side, storage cupboard, radiator, laminate flooring.

Lounge/ Dining Room

16' x 11' 1" (4.88m x 3.38m)

Double glazed window to side, laminate flooring, radiator x 2, patio doors to rear.

Kitchen

9' x 8' 5" (2.74m x 2.57m)

Double glazed window to rear, tiled flooring, space for washing machine/fridge freezer, electric oven, gas hob, wall and base units, sink/drainage, extractor, tiled splash back.

Bedroom One

14' x 9' (4.27m x 2.74m)

Double glazed window to front, radiator, carpet.

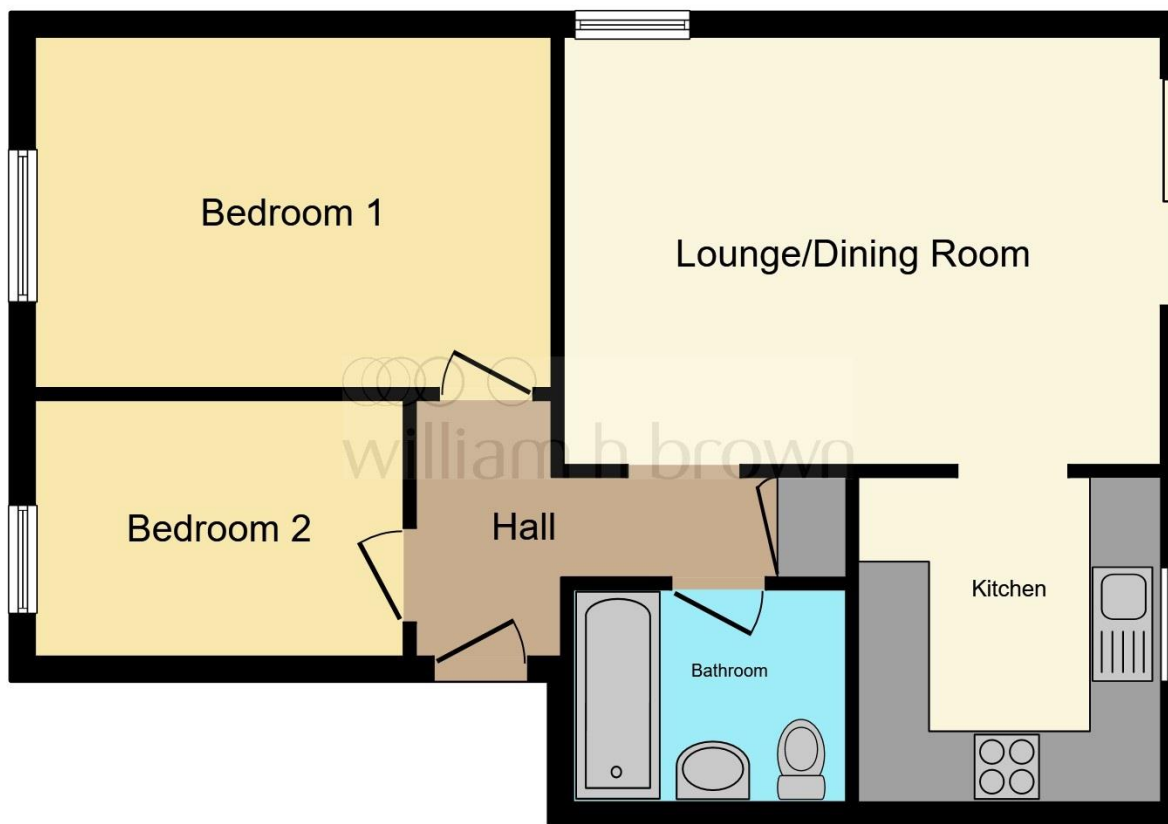
Bedroom Two

7' x 10' (2.13m x 3.05m)

Double glazed window to front, carpet, radiator.

Bathroom

Tiled flooring, bath with shower over, extractor, W/C, wash hand basin.



Total floor area 56.0 m² (603 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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The Swallows, WELWYN GARDEN CITY

- SHARE OF FREEHOLD
- Two Bedrooms
- Ground Floor
- One Allocated Parking Space
- Communal Garden

Tenure: Leasehold EPC Rating: C

guide price

£280,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 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:
WGN108792 - 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.

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Please note the marker reflects the postcode not the actual property


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