



De Soissons Close, Welwyn Garden City AL8 6YX

welcome to

De Soissons Close, Welwyn Garden City

Situated in the desirable West Side of Welwyn Garden City, on the edge of Stanborough Lakes is this beautifully presented **CHAIN FREE** two-bedroom ground floor apartment. The property comprises of entrance hall, lounge with bay window to the front and fully fitted kitchen, main bedroom with en-suite, a further double bedroom and family bathroom. The property further benefits from radiator heating, double glazing, allocated parking and communal gardens. Offering excellent access to the town centre and station, road links for commuters and local shops/amenities.



Entrance Hall

Wooden flooring, storage cupboard.

Lounge

11' 6" x 16' 5" (3.51m x 5.00m)

Double glazed bay window to front, wooden flooring, radiator x 2.

Kitchen

9' 5" x 7' 1" (2.87m x 2.16m)

Double glazed window to front, Bosch gas hob, electric oven, extractor fan, integrated fridge/freezer/Bosch microwave/Bosch dishwasher.

Bedroom One

13' 4" x 10' 3" (4.06m x 3.12m)

French doors, carpet, built in wardrobes.

En-Suite

Tiled flooring, shower cubicle, wash hand basin, W/C, heated towel rail.

Bedroom Two

13' 4" x 8' 6" (4.06m x 2.59m)

Double glazed window to rear, carpet, radiator.

Bathroom

Tiled flooring, wash hand basin, bath/shower, W/C, heated towel rail.



Total floor area 61.8 m² (665 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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De Soissons Close, Welwyn Garden City

- **CHAIN FREE**
- Two Bedroom Apartment
- Ground Floor
- Allocated Parking
- Communal Gardens
- Backs onto Stanborough Lakes and Parks

Tenure: Leasehold EPC Rating: C

offers in excess of

£300,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108829 - 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