



**Maidensfield, Welwyn Garden City AL8 7RL**

*welcome to*

## **Maidensfield, Welwyn Garden City**

**\*\* SHARED OWNERSHIP 50% SHARE \*\*** This two bedroom maisonette is ideally situated close to local amenities including shops, schools and bus routes into the busy town centre and mainline train station into London. The property offers entrance hall and open plan lounge/kitchen with fully fitted kitchen with space for washing machine/fridge freezer. Upstairs boasts main bedroom with walk-in wardrobes, second bedroom and fitted bathroom. Further benefits include, gas central heating, double glazed windows and storage. An ideal property for first time buyers and investors.



### Entrance Hall

Double glazed door to front, carpet.

### Kitchen/ Lounge/ Dining Room

11' 2" x 21' 5" ( 3.40m x 6.53m )

Double glazed window to front x 2, double glazed door to rear, gas hob, electric oven, boiler, space for fridge freezer/washing machine, spotlights, radiator.

### Landing

Carpet, cupboard.

### Bedroom One

11' 2" max x 10' 6" max ( 3.40m max x 3.20m max )

Double glazed window to front, built in storage, walk in wardrobe.

### Bedroom Two

10' x 6' 8" ( 3.05m x 2.03m )

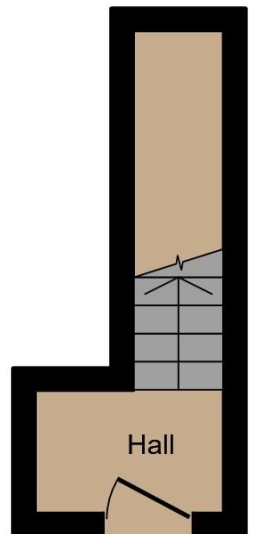
Double glazed window to rear, carpet, radiator.

### Bathroom

Part tiled, shower over bath, W/C, wash hand basin, shaver point, extractor.

### Agents Note:

This property is currently under shared ownership in conjunction with Thrives Homes Housing Association who have criteria for any purchase. The advertised price is for the sellers 50% share. £387 per month is paid to the Housing Association as rent for the retained share. Service Charge is £41 per month; Ground Rent is included in rent. Please contact with Thrive Homes Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.



**Ground Floor**



**First Floor**

Total floor area 54.9 m<sup>2</sup> (591 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](http://www.focalagent.com)



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## Maidensfield, Welwyn Garden City

- SHARED OWNERSHIP 50% Share
- Maisonette
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Communal Garden

Tenure: Leasehold EPC Rating: C

shared ownership

**£130,000**



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109011 - 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.

  
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Please note the marker reflects the  
postcode not the actual property