



**Amethyst Walk, WELWYN GARDEN CITY AL8 6UX**



*welcome to*

## **Amethyst Walk, WELWYN GARDEN CITY**

Whether you're a professional seeking a city retreat, a growing family needing space, or looking for a comfortable, well-located home, this property ticks all the boxes. For commuters wanting easy access to London, just a five minute drive to the station and you'll find yourself in King's Cross in around thirty minutes. The property has a bright, welcoming lounge, ideal for relaxation or working from home. It boasts a modern kitchen with integrated electric oven, gas hob, wine cooler and space for a dining table. Both bedrooms are well-sized, suitable for a home office, nursery or guest room. The contemporary family bathroom includes heated mirror with changeable light settings. The property further benefits from gas central heating, double glazing, allocated parking and communal garden. **\*\*\* An additional 99 years will be applied to the lease on completion. \*\*\***



### Entrance Hall

Door to side, wooden flooring, storage cupboard x 2.

### Lounge

15' x 10' 10" ( 4.57m x 3.30m )

Double glazed window to rear x 2, wooden flooring, radiator.

### Kitchen/Dining Room

8' x 16' ( 2.44m x 4.88m )

Double glazed to front, integrated electric oven/wine cooler, extractor, gas hob, space for washing machine/dishwasher/fridge freezer, sink/drainer.

### Bedroom One

11' x 10' ( 3.35m x 3.05m )

Double glazed window to front, carpet, radiator.

### Bedroom Two

10' + wardrobe x 8' + door ( 3.05m + wardrobe x 2.44m + door )

Double glazed window to rear, carpet, fitted wardrobes, radiator.

### Bathroom

Double glazed window to front, bath with shower over, W/C, wash hand basin.



Total floor area 68.6 m<sup>2</sup> (739 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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## welcome to Amethyst Walk, WELWYN GARDEN CITY

- Desirable West Side Location
- Two Bedrooms
- First Floor Apartment
- Communal Gardens
- Allocated Parking

Tenure: Leasehold EPC Rating: C  
Council Tax Band: C Service Charge: 2654.57  
Ground Rent: Ask Agent



# £325,000



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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109137 - 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