



Margery Wood, Welwyn Garden City AL7 1UN

welcome to

Margery Wood, Welwyn Garden City

This CHAIN FREE one bedroom first floor flat is ideally located in the popular Haldens area of Welwyn Garden City. The property is situated in a quiet close offering plenty of residents parking and also benefits from easy access to local shops, schools and Welwyn Garden City town centre with mainline station. Internally the property comprises of entrance hall with storage cupboard, fully fitted kitchen, spacious lounge, bedroom with fitted wardrobe and bathroom. Further benefits include communal garden and loft space. This property is ideal for investors and first time buyers alike benefitting from low service charge and ground rent costs.



Entrance Hall

Double glazed door to side, laminate flooring, entry phone, loft access, storage.

Lounge

10' x 13' (3.05m x 3.96m)

Double glazed window to rear, laminate flooring, radiator.

Kitchen

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

Space for washing machine/fridge freezer/oven/hob/dryer, boiler, radiator, sink/drainer, tiled splashback, extractor.

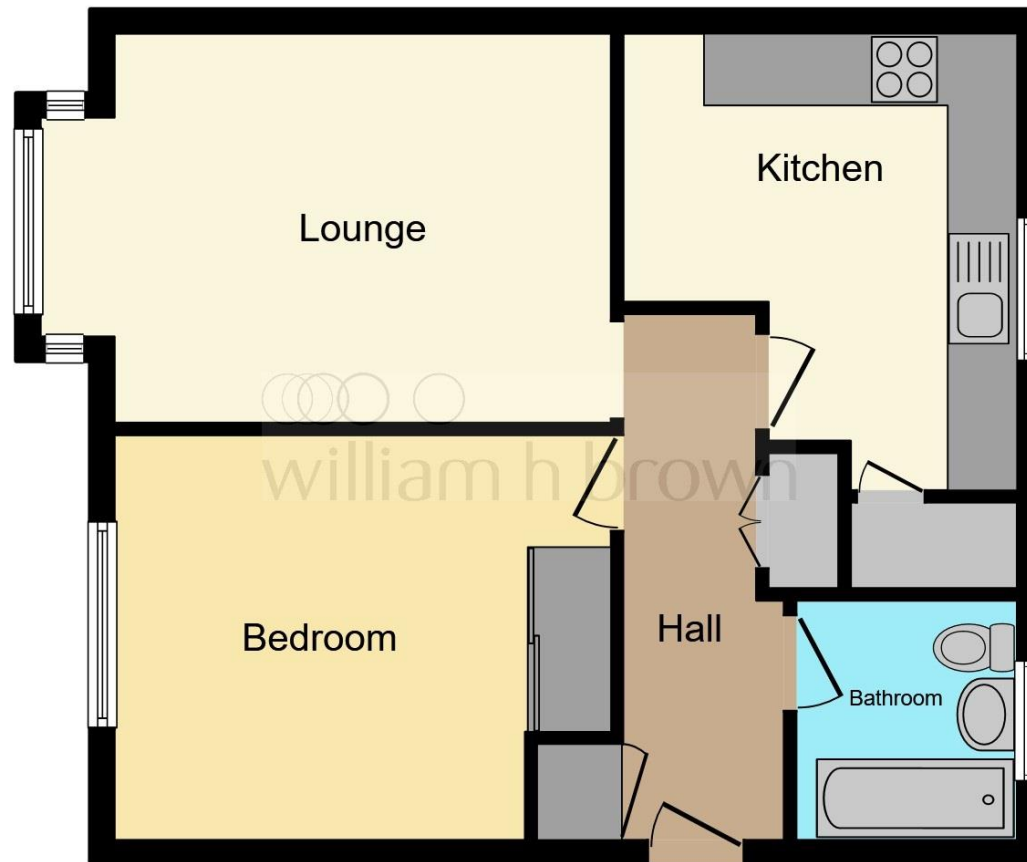
Bedroom One

9' 11" + door x 10' (3.02m + door x 3.05m)

Double glazed window to rear, carpet, fitted wardrobe.

Bathroom

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



Total floor area 51.9 m² (558 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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- CHAIN FREE
- One Bedroom Apartment
- First Floor
- Resident Parking
- Communal Garden

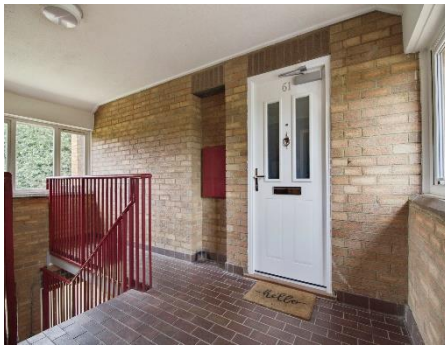
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 504.00

Ground Rent: 10.00



£210,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Feb 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109139 - 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.

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Please note the marker reflects the postcode not the actual property


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