



The Cloisters, Welwyn Garden City AL8 6DX

welcome to

The Cloisters, Welwyn Garden City

This recently renovated CHAIN FREE second floor studio apartment is located in the desirable West Side area of Welwyn Garden City. The property is located just minutes from the busy town centre with the main line train station into London Kings Cross. The property offers a large living/ bedroom area, fitted kitchen and shower room. Further benefits include fitted storage and double glazing throughout. Externally there are communal gardens, communal locked cycle store, designated parking space and visitor parking. The lease length is 999 years from 1984 and annual management charge of £950.00.



Entrance Hall

Entry phone, carpet, fitted wardrobe, heater, large storage cupboard.

Living Area

11' x 15' (3.35m x 4.57m)

Double glazed window to side and rear, carpet, heater.

Kitchen

5' x 9' 11" (1.52m x 3.02m)

Double glazed window to side, fridge freezer, washing machine, cooker with oven and hob, worktop, sink/drainage, tiled splashback, wall and base units.

Shower Room

Lino flooring, walk in shower, wash hand basin, W/C, heated towel rail.



Total floor area 31.8 m² (343 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 Cloisters, Welwyn Garden City

- CHAIN FREE
- Studio Apartment
- Second Floor
- Communal Gardens
- Designated Parking Space

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 950.00
Ground Rent: Ask Agent



£200,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Jul 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:
WGN109110 - 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.

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