



Berwick Place, Welwyn Garden City AL7 4TU

welcome to

Berwick Place, Welwyn Garden City

Offered CHAIN FREE. This two-Bedroom Top Floor Flat has a Balcony & Parking and is situated in a well-maintained development. This beautifully presented two-bedroom flat is ready for immediate occupation. Designed with modern living in mind, the property boasts a spacious open-plan layout that seamlessly connects the kitchen, dining, and living areas, with direct access to a private balcony-perfect for relaxing or entertaining. The master bedroom features an en-suite shower room and benefits from fitted wardrobes, offering ample storage. A second well-proportioned bedroom and a family bathroom complete the accommodation.

Additional highlights include allocated parking, secure intercom entry, and excellent transport links nearby, making this an ideal home for professionals, first-time buyers, or investors alike.



Entrance Hall

Door to side, storage, carpet & radiator

Lounge/ Kitchen

17' x 21' 11" (5.18m x 6.68m)

Double glazed window to front & side, space for fridge/ freezer, sink / drainer, boiler, radiator, doors to balcony, integrated washing machine & electric oven & hob

Bedroom 1

10' x 12' (3.05m x 3.66m)

Double glazed window to rear, carpet, radiator & Fitted wardrobes

En-Suite

Shower cubical, wc, wash hand basin lino, double glazed window to side

Bedroom 2

8' x 9' (2.44m x 2.74m)

Double glazed window to rear, carpet & radiator

Bathroom

Bath, wash hand basin, lino & WC



Total floor area 65.6 m² (706 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 sale
- Top floor flat with private balcony
- Open-plan kitchen/living/dining area
- Master bedroom with en-suite and fitted storage
- Allocated Parking

Tenure: Leasehold EPC Rating: C

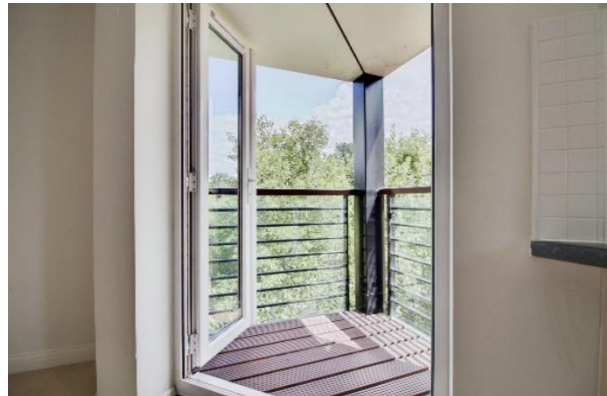
Council Tax Band: C Service Charge: 1814.00

Ground Rent: 175.00

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

Offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WGN109196 - 0003

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