



**Chequers Field, WELWYN GARDEN CITY AL7 4TX**



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## Chequers Field, WELWYN GARDEN CITY

This two-bedroom ground floor flat is situated in the sought after Chequers Field development with easy access to Welwyn Garden City mainline station, bus routes and commuter links. The property comprises of large entrance hall with storage and entry phone, spacious lounge/diner, kitchen, two bedrooms with en-suite to master and family bathroom. The property further benefits from double glazing, allocated parking and communal garden.



## Entrance Hall

Double glazed door to side, cupboard, laminate flooring, entry phone.

## Lounge/Dining Room

21' x 13' 1" ( 6.40m x 3.99m )

Double glazed window to front, radiator, carpet.

## Kitchen

9' x 7' 1" ( 2.74m x 2.16m )

Fitted wall and base units, sink/drainer, work surfaces, tiled backsplash, integrated oven/hob, cooker hood, space for dishwasher/fridge freezer, tiled flooring.

## Bedroom One

11' max x 9' 5" max ( 3.35m max x 2.87m max )

Double glazed window to rear, radiator, carpet.

## En-Suite

Shower cubicle, wash hand basin, W/C, extractor fan, radiator.

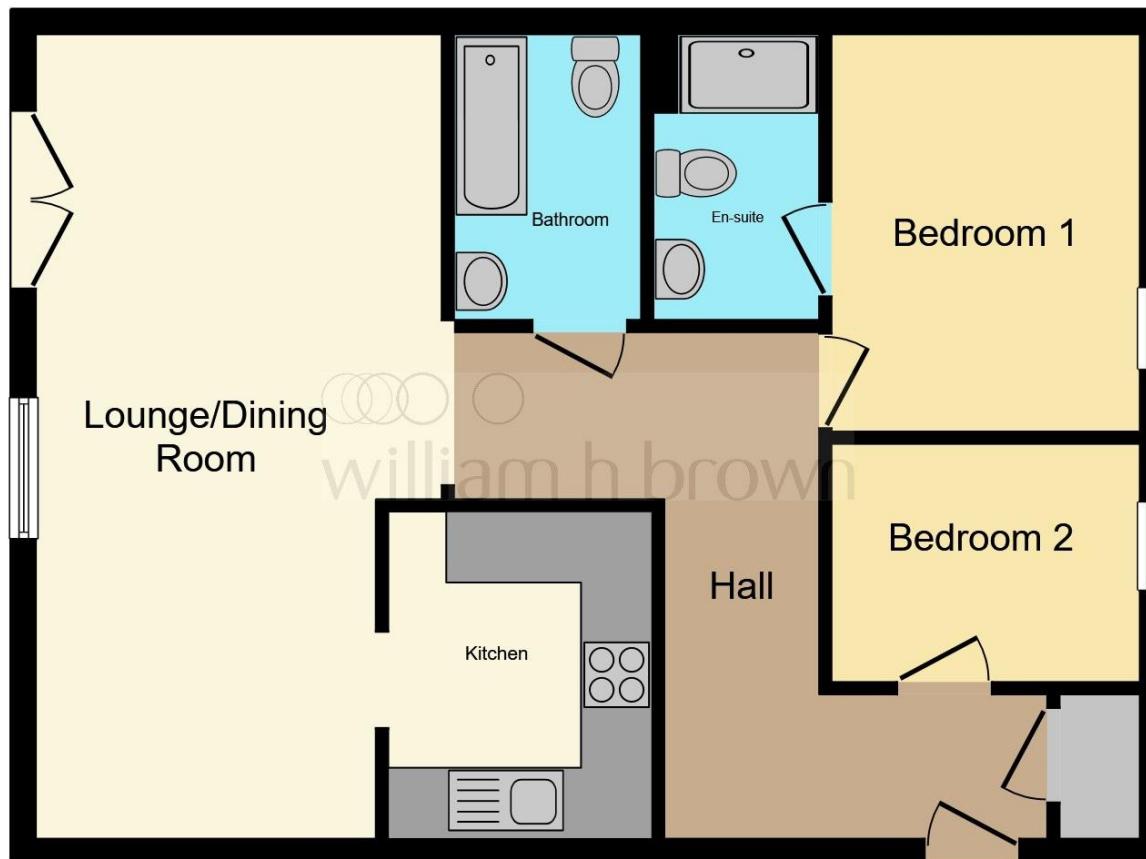
## Bedroom Two

6' 1" max x 9' 5" max ( 1.85m max x 2.87m max )

Double glazed window to rear, radiator, carpet.

## Bathroom

Radiator, bath, wash hand basin, W/C, extractor fan, part tiled.



Total floor area 63.1 m<sup>2</sup> (679 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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## Chequers Field, WELWYN GARDEN CITY

- Ground Floor Apartment
- Two Bedrooms
- En-Suite & Family Bathroom
- Allocated Parking
- Communal Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1880.00

Ground Rent: 175.00



offers in excess of

**£240,000**



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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:  
WGN109054 - 0005

Please note the marker reflects the postcode not the actual property

 william h brown



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