



Haymeads, WELWYN GARDEN CITY AL8 7AE

welcome to

Haymeads, WELWYN GARDEN CITY

This CHAIN FREE two bedroom first floor apartment is located in the desirable AL8 area of Welwyn Garden City. The property is ideally located in a peaceful cul de sac just a short distance away from sought after local schools, Welwyn Garden City town centre and both Welwyn Garden City and Welwyn North train stations. The property benefits from entrance hall with storage, large lounge/diner, fully fitted kitchen, two double bedrooms and family bathroom. Externally the property offers on street parking, communal garden and shed.



Entrance Hall

Carpet, storage cupboard x 2.

Lounge

16' 11" x 10' 5" (5.16m x 3.17m)

Double glazed window to rear, laminate wood flooring, radiator.

Kitchen

9' 11" x 8' 2" (3.02m x 2.49m)

Double glazed window, laminate flooring, sink, storage cupboard, pantry.

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

Dual aspect double glazed window to rear, carpet.

Bedroom Two

12' x 8' 9" (3.66m x 2.67m)

Double glazed window to front, carpet, radiator, storage cupboard.

Bathroom

Double glazed window, laminate flooring, bath, W/C, wash hand basin, heated towel rail.



Total floor area 63.5 m² (684 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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Haymeads, WELWYN GARDEN CITY

- CHAIN FREE
- First Floor Apartment
- Two Bedrooms
- Communal Garden
- On Street Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 582.00

Ground Rent: 10.00



Offers in excess of

£220,000



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109248 - 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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william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property