



Vicarage House Ludwick Way, Welwyn Garden City AL7 3QE

welcome to

Vicarage House Ludwick Way, Welwyn Garden City

Offered chain free, this well-presented two-bedroom first floor flat is ideally located close to a range of local amenities including shops, schools, and bus routes. Just a short walk from the town centre and mainline train station with direct services into London, this property is perfect for commuters and first-time buyers alike. The accommodation comprises a welcoming entrance hall, a bright and spacious open-plan lounge/diner/kitchen, and two double bedrooms — each with access to a private balcony. A shower room completes the interior. Additional benefits include double glazing throughout and excellent road links via the A414, A1(M), and M25. **Agents Note;** Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



Entrance Hall

Entry phone, carpet, radiator, storage cupboard (fuse box).

Kitchen/Lounge

13' max x 18' + door (3.96m max x 5.49m + door)
Double glazed window to side, doors to balcony,
tiled/carpet flooring, radiator, sink/drainage,
integrated electric hob/oven/fridge freezer, boiler (1
year old).

Bedroom One

8' 11" max x 17' max (2.72m max x 5.18m max)
Doors to balcony, double glazed window to front,
carpet, radiator.

Bedroom Two

9' + door x 11' (2.74m + door x 3.35m)
Doors to balcony, carpet, radiator.

Shower Room

Tiled flooring, shower cubicle, W/C, wash hand basin,
extractor, heated towel rail.



Total floor area 66.2 m² (713 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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Vicarage House Ludwick Way, Welwyn Garden City

- CHAIN FREE
- Two Bedroom Apartment
- First Floor
- Shower Room
- Open Plan Lounge/Diner/Kitchen

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1202.79

Ground Rent: 10.00

guide price

£270,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109249 - 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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Please note the marker reflects the
postcode not the actual property