



Fountain House Parkway, Welwyn Garden City AL8 6DS

welcome to

Fountain House Parkway, Welwyn Garden City

A beautifully modern one bedroom second floor apartment ideally located in the heart of Welwyn Garden City town centre offering fantastic views. The property consists of spacious entrance hall with utility cupboard, open plan kitchen/living/dining space, a bright and airy double bedroom and modern fitted bathroom. The property also benefits from 7 years remaining on the ICW Build Warranty, double glazing and a long lease. Further benefits include a short walk to Welwyn Garden City train station and a range of restaurants and shops including John Lewis.



Lounge

13' 2" x 7' 11" (4.01m x 2.41m)

Double glazed window to front, wooden flooring, electric radiator.

Kitchen

14' 5" x 8' (4.39m x 2.44m)

Wooden flooring, electric radiator, integrated fridge freezer/dishwasher/washer/dryer, induction hob, electric oven.

Landing

Wooden flooring, storage cupboard.

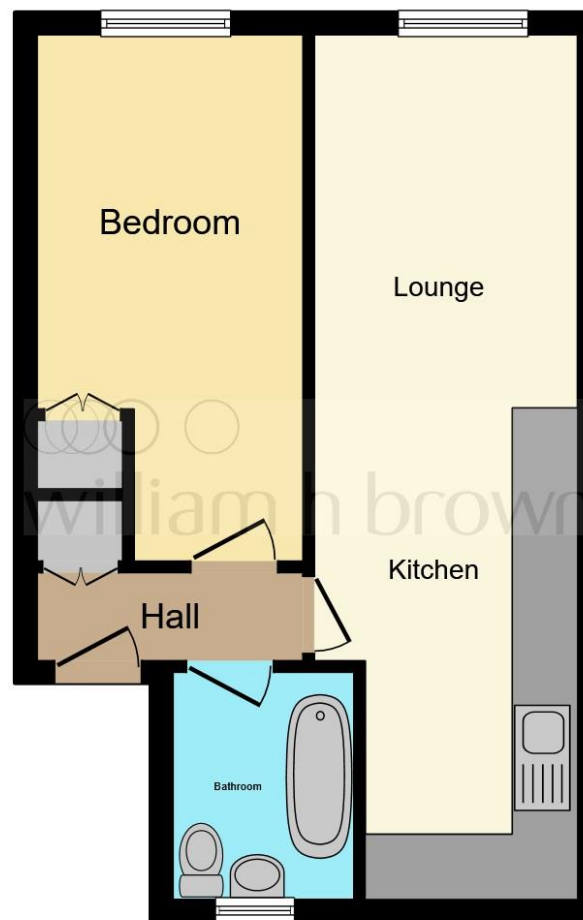
Bedroom

15' x 8' 2" (4.57m x 2.49m)

Double glazed window to front, wooden flooring, built in wardrobe, electric radiator.

Bathroom

Tiled flooring, bath with shower head, W/C, wash hand basin.



Total floor area 36.5 m² (393 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



check out more properties at williamhbrown.co.uk



welcome to

Fountain House Parkway, Welwyn Garden City

- One Bedroom
- Town Centre Location
- 7 years remaining on the ICW Build Warranty
- Ideal for First Time Buyers
- Close to Train Station

Tenure: Leasehold EPC Rating: D

Price

£250,000



check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108290 - 0005

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.

Please note the marker reflects the postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk