

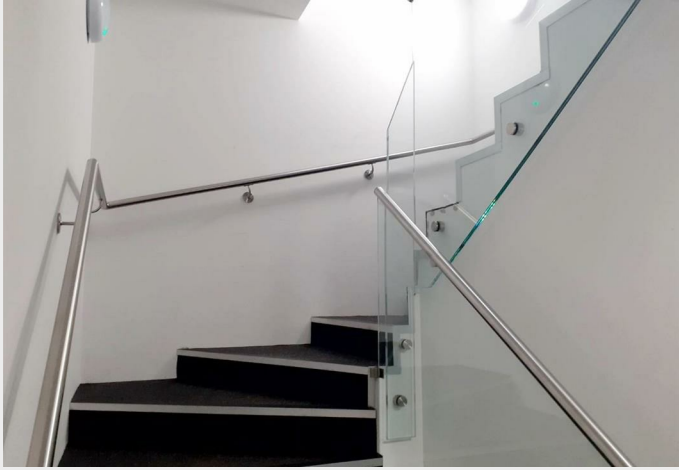


Flats, 2,3,4,5 & 6
Great North Road, Welwyn AL6 0TA
Offers In The Region Of **£1,400,000**

Block of Flats | Freehold
Council: | Council Tax Band: D

 0  10  5  B 83

 **TARGET**
RESIDENTIAL SALES & LETTINGS



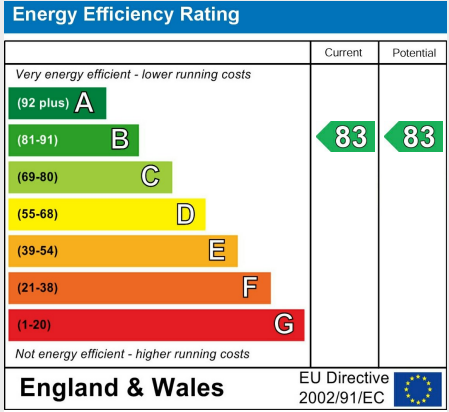
Nestled along the Great North Road in Welwyn, this impressive block of flats offers a modern living experience in a desirable location. Built in 2018, this three-storey development encompasses ten well-appointed flats, with five already sold on leasehold titles. The property boasts a total area of 3,387 square feet, providing ample space for comfortable living.

The ground floor features Flats 2, 3, and 4, each with two double bedrooms, while Flats 5 and 6 on the first floor also offer two bedrooms. The bathrooms are thoughtfully designed, with Flats 2, 4, 5, and 6 providing two bathrooms each, and Flat 3 featuring one. The secure communal entrance leads to a welcoming hallway and stairwell, ensuring privacy and safety for residents. Although there is no lift, the layout is practical and well-considered.

Each flat is finished to a high standard, showcasing quality fixtures, hardwood and tile flooring, and modern kitchens equipped with stone or quartz worktops. Ground floor flats enjoy private terraces, while those on the first floor benefit from balconies, perfect for enjoying the landscaped communal garden at the rear.

Constructed with a robust concrete frame and part brick and rendered cavity walls, the building is designed for durability and energy efficiency. It features anthracite uPVC double-glazed windows, gas central heating, and a mechanical ventilation heat recovery system. The property is in good repair and is supported by a management company that oversees the maintenance of communal areas.

With all flats in Council Tax Band D and EPC ratings of B, this property not only offers a stylish living environment but also promotes energy efficiency. The combination of modern amenities, a prime location, and a well-maintained structure makes this block of flats an attractive investment opportunity for discerning buyers. The service charge for each flat is £1,600 per annum. This includes maintenance charges, insurance, access contribution & sinking fund.



How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.



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