

The Paddocks, Welwyn Garden City, AL7 2BP

Price: £245,000
Leasehold


VANESSA MCCALLUM
ESTATES

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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www.vanessamccallumestates.co.uk



We are delighted to offer for sale this beautifully presented, 1 bedroom, first floor duplex maisonette in a great location over looking playing fields. This property benefits from good size rooms, separate Kitchen, with plenty of storage, ample resident parking. This property is ideal for a first time buyer or investor.

- First Floor Duplex Maisonette
- Double Bedroom
- Lounge
- Separate Kitchen
- Shower Room
- Ample Resident Parking

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FEATURES
DESCRIPTION

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ACCOMMODATION

LIVING/DINING ROOM
KITCHEN
BEDROOM
SHOWER ROOM

LOCATION

The Paddocks is a cul de sac at the end of Brookfield which in turn is off Poplars which is situated off Moors Walk. Shopping facilities and local amenities are a short walk away & The town centre is a short drive away with mainline station into Kings Cross and Moorgate. There is a bus stop a stones throw away.

SERVICES

Mains Drainage, GCH. 88 Years remain on lease (not verified) Service Charge £511.27 per annum (not verified) Ground Rent £10 per annum (not verified) "There may be additional fees that could be incurred for items such as leasehold packs"

LOCAL AUTHORITY

Welwyn and Hatfield.
Council Tax Band B

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT NOTICE CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

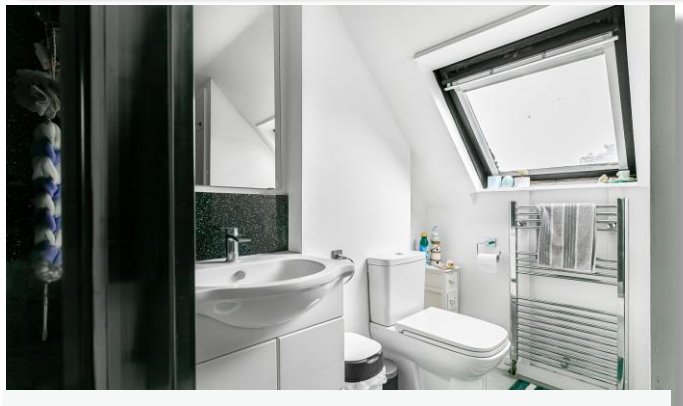
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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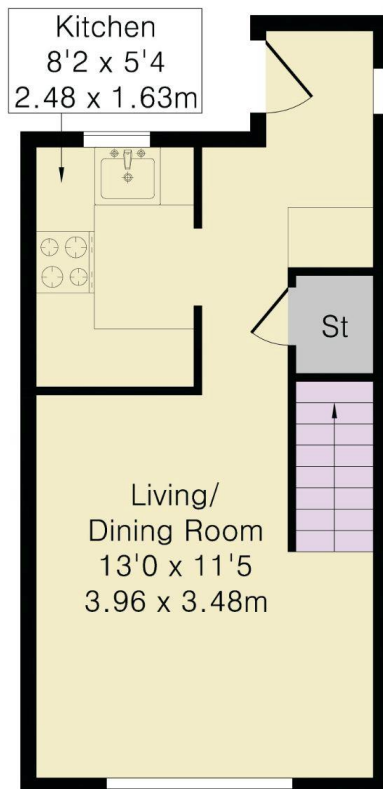
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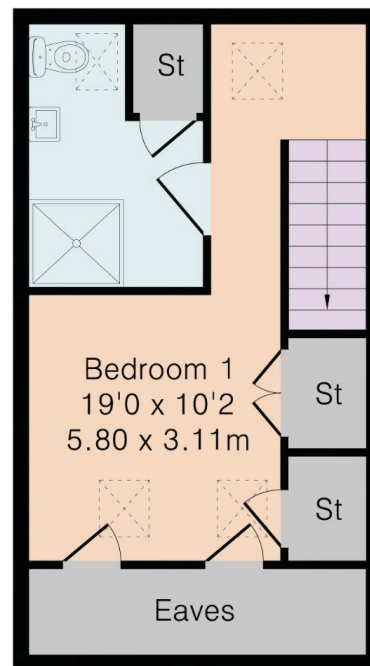
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Approximate Gross Internal Area 467 sq ft – 43 sq m
First Floor Area 259 sq ft – 24 sq m
Second Floor Area 208 sq ft – 19 sq m



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

