



First Floor Flat

Modern Kitchen

Secure Fob Entrance

Large Double Bedroom

Good Location

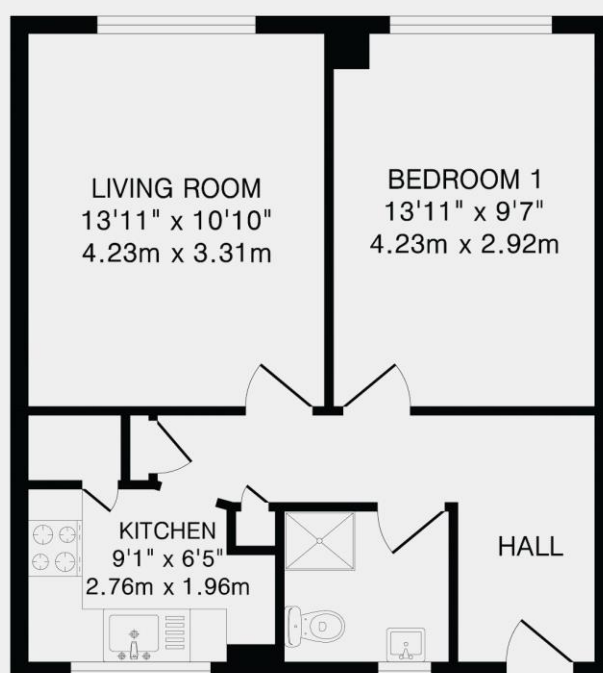
Chain Free



7 Kingsdale House Windsor Road
Welwyn, AL6 9LA

£210,000

Chain Free. Long Lease 178 years. Peppercorn Ground Rent. Under £500 per annum service charge. A great opportunity to get on the property ladder with this fantastic first floor flat in Old Welwyn. The flat offers a spacious bright lounge, a large double bedroom, bathroom and a separate modern kitchen. Previously a rental property this property has been recently all repainted and would be ideal for a first time buyer, downsize or rental investment.



First Floor Flat

TOTAL FLOOR AREA: 485 sq.ft.(45.1 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.



Energy performance certificate (EPC)

7 KINGSDALE HOUSE WINDSOR ROAD WELWYN AL6 9LA	Energy rating C	Valid until: 25 November 2030
		Certificate number: 9290-1208-6100-5414-1904

Property type	Mid-floor flat
Total floor area	46 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.