



**1 Bed  
Apartment  
located in Welham Green**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Fourways Market  
Welham Green  
AL9 7DU



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Offered chain free this well presented, fully refurbished one double bedroom flat situated above a small parade of shops within walking distance to Welham Green Mainline station. The property features fitted kitchen with integrated appliances. Spacious lounge. Bedroom with fitted wardrobes. Gas central heating and double glazing. Ideal purchase for a first time buyer or investor. Viewing essential.

Tenure - Leasehold - 96 years remaining. Service charge - £660 PA. Ground rent - £60 PA. Building insurance - £618 PA.

Council tax band B - Welwyn & Hatfield Council.

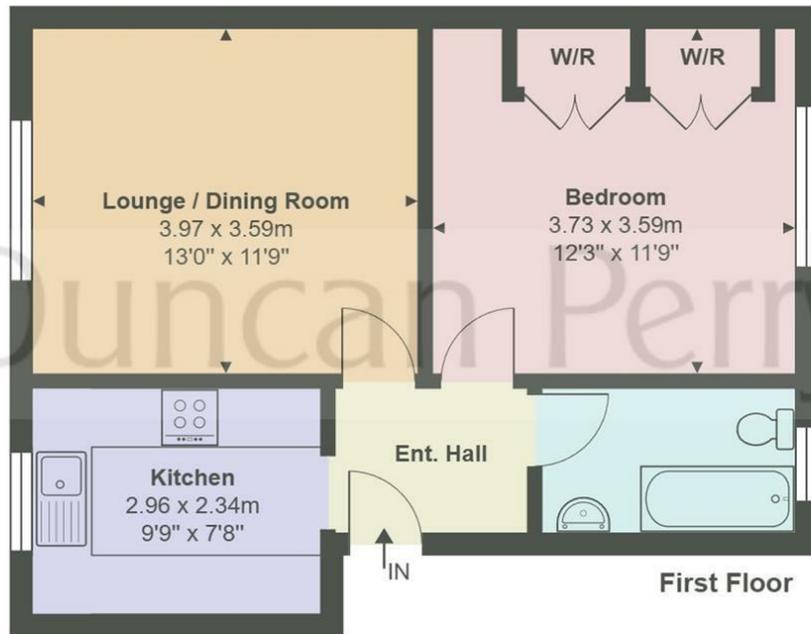
#### Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

£192,500

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## Fourways Market, Hertfordshire AL9

Total Area: 42.5 m<sup>2</sup> ... 458 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### DIRECTIONS

Please refer to Google Maps using postcode.

### CONTACT

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