



Griffin Place Broadwater Road, WELWYN GARDEN CITY AL7 3FD



welcome to

Griffin Place Broadwater Road, WELWYN GARDEN CITY

This beautifully presented CHAIN FREE two-bedroom first floor duplex apartment is ideally located just a few minutes' walk from Welwyn Garden City Station and the vibrant City Centre, which offers a fantastic selection of amenities including John Lewis, Waitrose and The Howard Centre. The ground floor features a welcoming entrance hall leading through to a bright and spacious lounge, along with a fully fitted modern kitchen. A stylish spiral staircase takes you to the first floor, where you will find the generously sized main bedroom complete with fitted wardrobes and an en-suite shower room. The second bedroom also benefits from fitted wardrobes and is served by a contemporary family bathroom. The property further benefits from allocated parking and valuable loft storage space, making it an excellent choice for convenience, comfort and modern living.



Entrance Hall

Wooden flooring, storage cupboard.

Lounge

16' 3" x 12' 4" (4.95m x 3.76m)

Double glazed window, wooden flooring.

Kitchen

12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed window, wooden flooring, underfloor heating, sink/drain, induction hob, extractor fan, integrated dishwasher/fridge freezer/electric oven/microwave.

Bedroom One

15' 3" x 9' 8" (4.65m x 2.95m)

Double glazed window, carpet, underfloor heating, built in wardrobe.

En-Suite

Tiled flooring, W/C, wash hand basin, heated towel rail, shower cubicle.

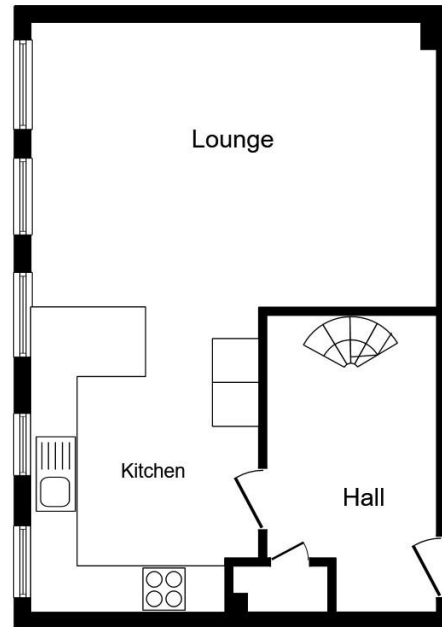
Bedroom Two

9' 11" x 9' 8" (3.02m x 2.95m)

Double glazed window, carpet, underfloor heating, built in wardrobe.

Bathroom

Tiled flooring, wash hand basin, bath, heated towel rail.



Ground Floor



First Floor

Total floor area 102.7 m² (1,106 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.propertybox.io



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Griffin Place Broadwater Road, WELWYN GARDEN CITY

- CHAIN FREE
- Two Bedroom Duplex Apartment
- First Floor
- Bathroom & En-Suite
- Allocated Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1260.00

Ground Rent: Ask Agent

offers in excess of

£350,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Sep 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:
WGN109462 - 0003

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.

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Please note the marker reflects the
postcode not the actual property


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