



**Kingsdale House Windsor Road, Welwyn AL6 9LA**



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## **Kingsdale House Windsor Road, Welwyn**

This CHAIN FREE, top-floor flat is situated in the heart of Welwyn Village, offering convenient access to local shops, cafés and amenities. Welwyn North Train Station is within easy reach, providing excellent links into London, and the property is well placed for commuters with straightforward access to the A1(M) and A414. The home features a large entrance hall with useful storage, leading through to a spacious lounge that offers plenty of natural light. There is a well-proportioned double bedroom, a fully fitted kitchen and a bathroom. Additional benefits include a long lease, resident parking and access to a communal garden. With its excellent location and chain-free status, this property is an ideal opportunity for a first-time buyer or investor. Extended long lease of 176 years and zero ground rent. Lease term is 215 years from 03.02.86, 176 years unexpired. EPC Rating C.



### Lounge/Diner

14' x 10' 10" ( 4.27m x 3.30m )

Double glazed window, carpet, radiator.

### Kitchen

9' 1" x 6' 11" max into alcove ( 2.77m x 2.11m max into alcove )

Double glazed window, part tiled, wall and base units, sink/drain, space for appliances.

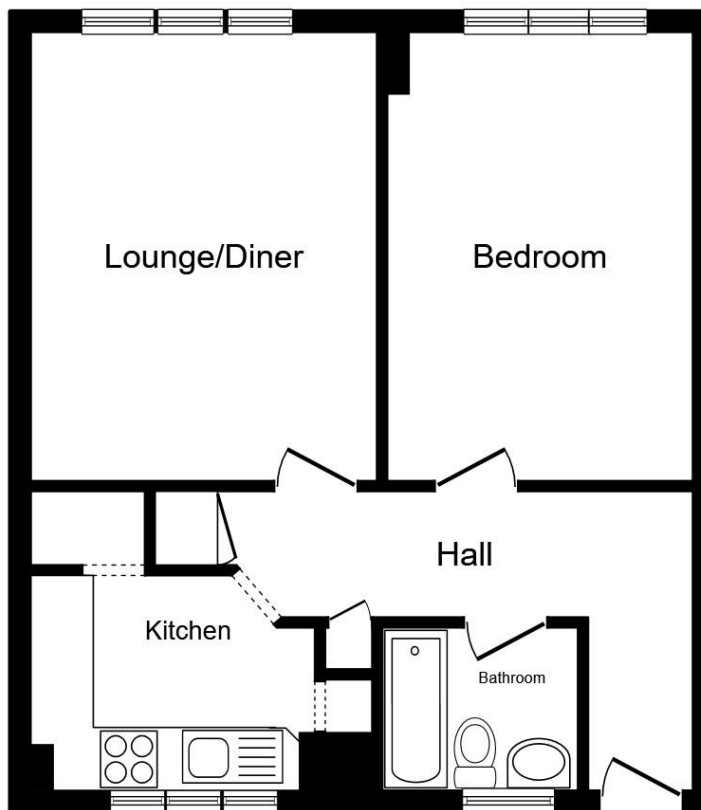
### Bedroom One

14' x 9' 7" ( 4.27m x 2.92m )

Double glazed window, carpet, radiator.

### Bathroom

Double glazed window, bath with shower over, W/C, wash hand basin, towel rail.



Floor Plan



Outbuilding

Total floor area 49.0 m<sup>2</sup> (527 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](http://www.propertybox.io)



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## **Kingsdale House Windsor Road, Welwyn**

- CHAIN FREE
- Top Floor One Bedroom Flat
- Zero Ground Rent
- 176 Year Lease Remaining
- Resident Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 450.00

Ground Rent: Ask Agent



offers in excess of

**£200,000**



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This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Feb 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109563 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property

**william h brown**



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