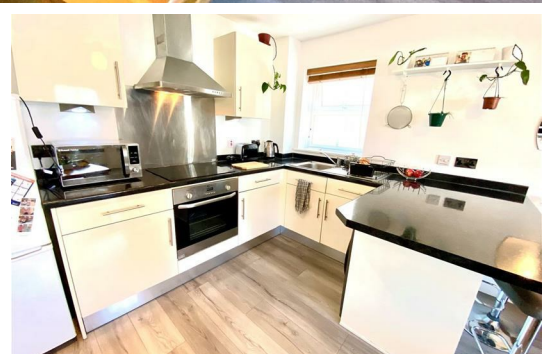




**1 Bed
Apartment
located in Welham Green**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

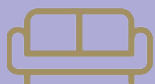
Dellsome Lane
Welham Green
AL9 7DY



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£220,000

Situated in the heart of Welham Green with mainline railway services and local shops minutes walk away, this one bedroom ground floor flat features good sized kitchen / lounge / diner and bedroom, bath / shower room, double glazing and electric heating.

Communal entrance door with entry phone system opening into

COMMUNAL ENTRANCE HALL

Private front door with spyhole opens into

ENTRANCE HALL

Laminate wood effect flooring. Built in cupboard housing hot water tank and wooden slatted shelves. Wall mounted entry phone receiver and electric consumer unit.

LOUNGE / KITCHEN / DINER

17'1" x 16'8"

Kitchen area

Range of cream high gloss wall and base units featuring cupboards and drawers. Granite effect working surfaces with inset ceramic electric hob. Extractor hood above and fan oven below. Space for dishwasher. Space for fridge / freezer. Single drainer stainless steel sink. LED ceiling spotlights. Laminate wood effect flooring. Double glazed window to side.

Lounge / dining area

Continuing laminate wood effect flooring. Two electric panel heaters. Two double glazed windows to front with sliding security grills. TV aerial point.

BEDROOM

11'5" x 10'4"

Electric panel heater. Double glazed window to rear with security grill.

BATHROOM

6'2" x 5'11"

White suite comprising bath with overhead and handheld shower with glass shower screen. Wall mounted wash basin with drawer below. Top flush W.C. Wood effect floor covering. Extractor fan. Splashback tiling. Chrome heated towel rail. Frosted double glazed window to rear with security grill.

EXTERIOR

Tarmacadam parking area to rear. Allocated parking space.

Tenure - Share of Freehold. Service charge - £980.00 per annum. Council tax band C - Welwyn and 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.





Dellsome Lane, Welham Green, Hatfield, AL9 7DY

Total Area: 44.6 m² ... 481 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Please refer to Google Maps using postcode.

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