



Broadwater Crescent, Welwyn Garden City AL7 3TT

welcome to

Broadwater Crescent, Welwyn Garden City

This recently refurbished CHAIN FREE two bedroom ground floor apartment is positioned in a fantastic location within walking distance of Welwyn Garden City town centre and main line train station into London Kings Cross as well as great commuter links via the A1M and A414. The property offers entrance hall with utility cupboard, fitted kitchen with space for utilities, great size living/dining room, two bedrooms and bathroom. Externally there are communal gardens and resident parking.



Entrance Hall

Double glazed door to rear, laminate flooring, utility cupboard.

Lounge/Dining Room

12' x 12' + door (3.66m x 3.66m + door)
Double glazed window to front, laminate flooring, radiator.

Kitchen

10' x 9' (3.05m x 2.74m)
Double glazed window to rear, space for fridge freezer/dishwasher, electric oven/hob, extractor, sink/drainer, boiler (5 years old), worktop.

Bedroom One

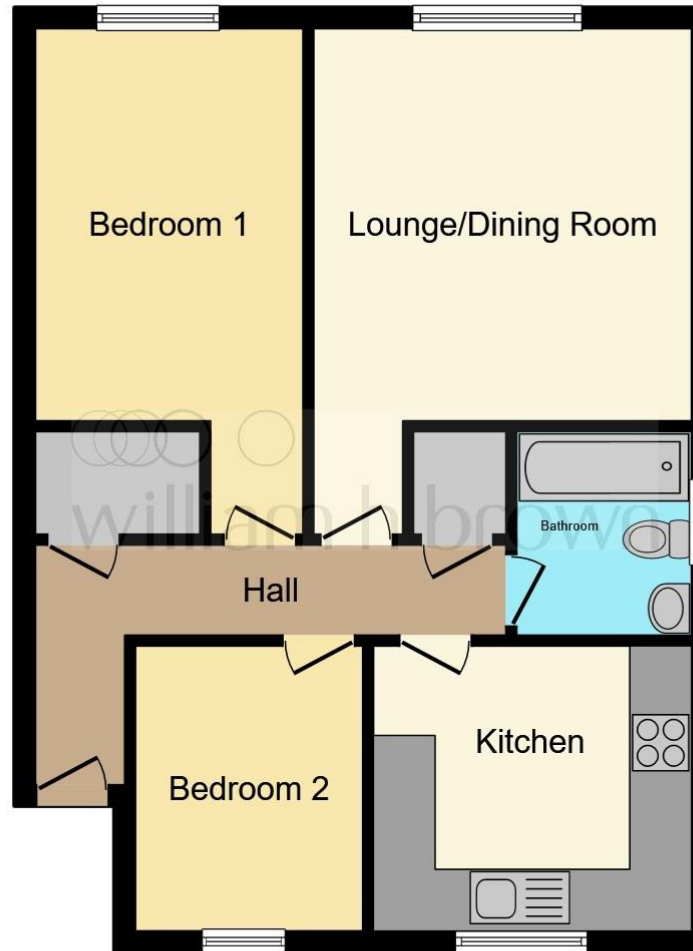
8' + door x 12' (2.44m + door x 3.66m)
Double glazed window to front, laminate flooring, radiator.

Bedroom Two

7' x 9' (2.13m x 2.74m)
Double glazed window to rear, laminate flooring, radiator.

Bathroom

Double glazed window to side, laminate flooring, W/C, wash hand basin, bath with shower over.



Total floor area 54.5 m² (586 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.focalagent.com



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Broadwater Crescent, Welwyn Garden City

- CHAIN FREE
- Ground Floor Flat
- Two Bedrooms
- Communal Gardens
- Resident Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 492.00

Ground Rent: 10.00

offers in excess of

£250,000



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109183 - 0004

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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