



Node Way Gardens, WELWYN AL6 9FD

welcome to

Node Way Gardens, WELWYN

This well-presented two-bedroom first-floor apartment is situated within the highly sought-after Node Way Gardens development in the heart of Welwyn Village. Ideally located, the property offers easy access to local amenities, excellent road connections, and mainline rail links. The accommodation comprises an entrance hall, a spacious lounge/dining room, a fitted kitchen with space for appliances, two generously sized bedrooms, and a family bathroom. Further benefits include electric heating, ample storage throughout, residents' parking, and well-maintained communal gardens. Offering an excellent opportunity for first-time buyers, downsizers, and investors alike, this attractive apartment combines a desirable location with practical and comfortable living accommodation.



Lounge

Double glazed window, laminate flooring, electric radiator.

Kitchen

Double glazed window, wall and base units, laminate work surfaces, integrated oven and hob, space for appliances, kick panel heater, sink/drain.

Bedroom One

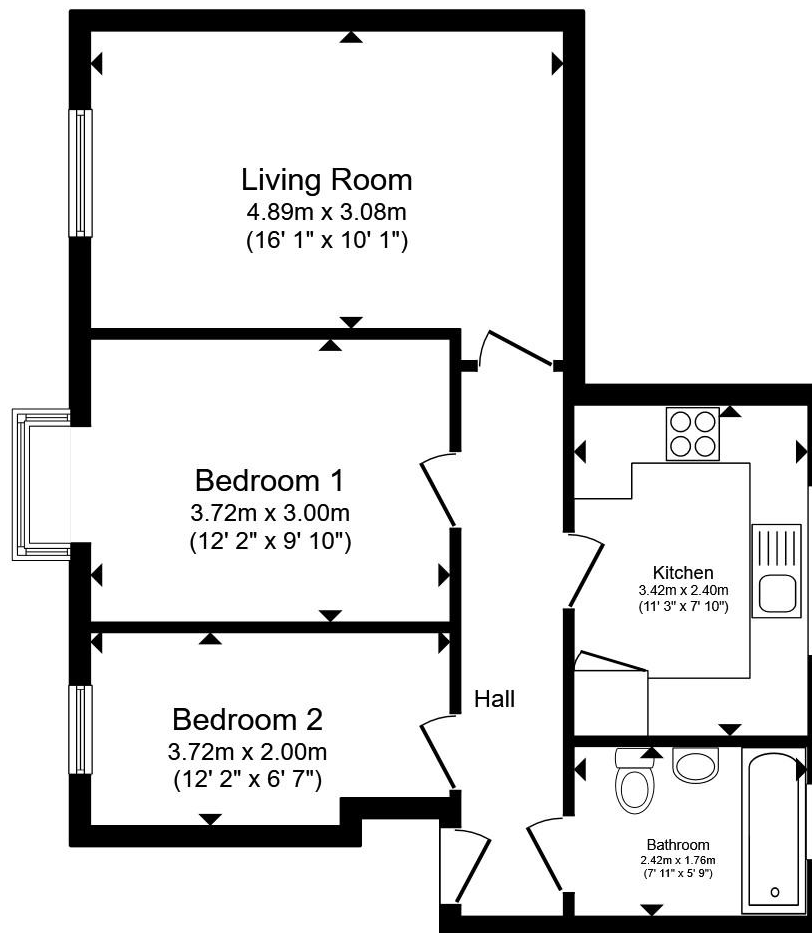
Double glazed window, laminate flooring, electric radiator.

Bedroom Two

Double glazed window, laminate flooring, electric radiator.

Bathroom

Double glazed window, part tiled, vinyl flooring, W/C, wash hand basin, bath.



Total floor area 54.9 m² (591 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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- Two Bedroom Flat
- First Floor
- Resident Parking
- Communal Garden
- Seven Year Warranty on Electrical Work

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1530.00

Ground Rent: 240.00



offers in excess of

£260,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109783 - 0002

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.

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