



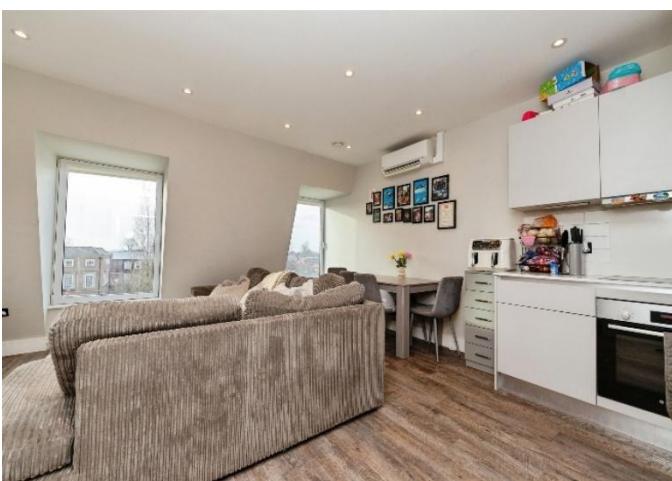
Fountain House Parkway, Welwyn Garden City AL8 6DS



welcome to

Fountain House Parkway, Welwyn Garden City

This beautifully presented one-bedroom top-floor apartment is ideally situated in the heart of Welwyn Garden City town centre, offering impressive elevated views. The property features a spacious entrance hall with a convenient utility cupboard, an open-plan lounge and modern kitchen complete with integrated appliances, a bright and airy double bedroom, and a contemporary fitted bathroom. Additional benefits include double glazing, a long lease, lift and approximately four years remaining on the NHBC warranty. Perfectly positioned for commuters and lifestyle convenience, the apartment is just a short walk from Welwyn Garden City train station and moments from a superb selection of shops and restaurants, including John Lewis.



Entrance Hall

Entry phone, utility cupboard, washing machine, fuseboard.

Kitchen/Diner/Lounge

14' x 21' (4.27m x 6.40m)

Double glazed window to side x 2, TV, electric oven/hob, integrated fridge freezer/dishwasher, luxury vinyl tiles, spotlights, sink/drainer.

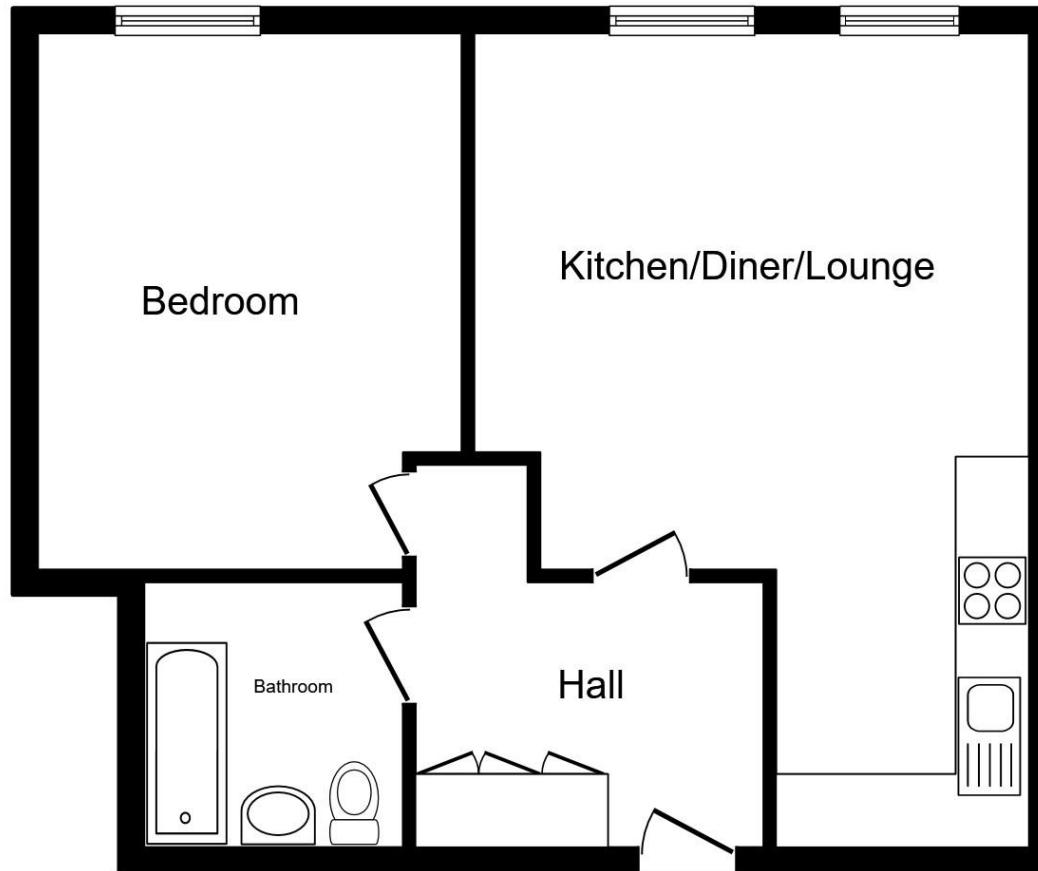
Bedroom

11' x 13' (3.35m x 3.96m)

Double glazed window to side, air conditioning/heating unit, carpet.

Bathroom

Bath with shower over, tiled flooring, W/C, wash hand basin.



Total floor area 52.0 m² (560 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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Fountain House Parkway, Welwyn Garden City

- One Bedroom Apartment
- Top Floor
- Town Centre Location
- 4 years NHBC Remaining
- Close To Train Station

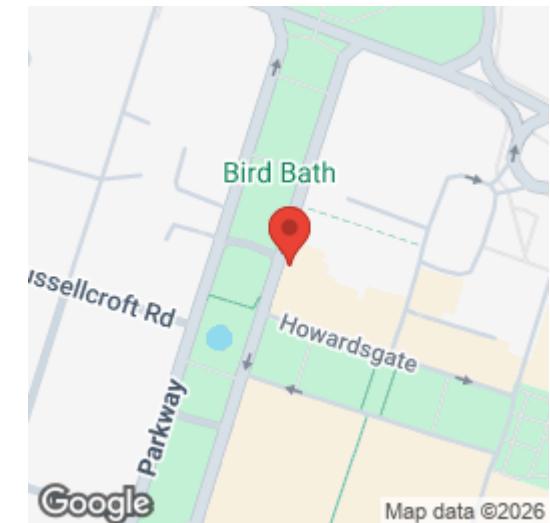
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2114.00

Ground Rent: 250.00

offers in excess of

£250,000



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This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:

WGN109479 - 0003

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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