

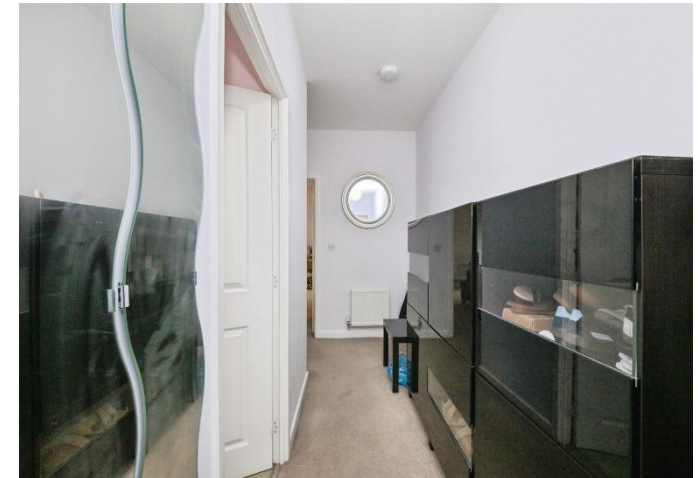


**Penn Way, Welwyn Garden City AL7 3EF**

**welcome to**

## **Penn Way, Welwyn Garden City**

This CHAIN-FREE one-bedroom first-floor apartment is ideally located just a five-minute walk from Welwyn Garden City mainline station and town centre, offering direct links into London King's Cross - perfect for commuters. The property features a bright open-plan lounge/kitchen/dining area with doors opening onto a private terrace, a well-proportioned double bedroom, and a modern bathroom. Additional benefits include double glazing and central heating throughout, allocated parking, and access to communal gardens and a children's play area. Notably, water and heating costs are included within the service charge, providing added value and convenience. An excellent opportunity for first-time buyers, downsizers, or investors alike.



### Entrance Hall

Carpet, radiator.

### Kitchen/Lounge

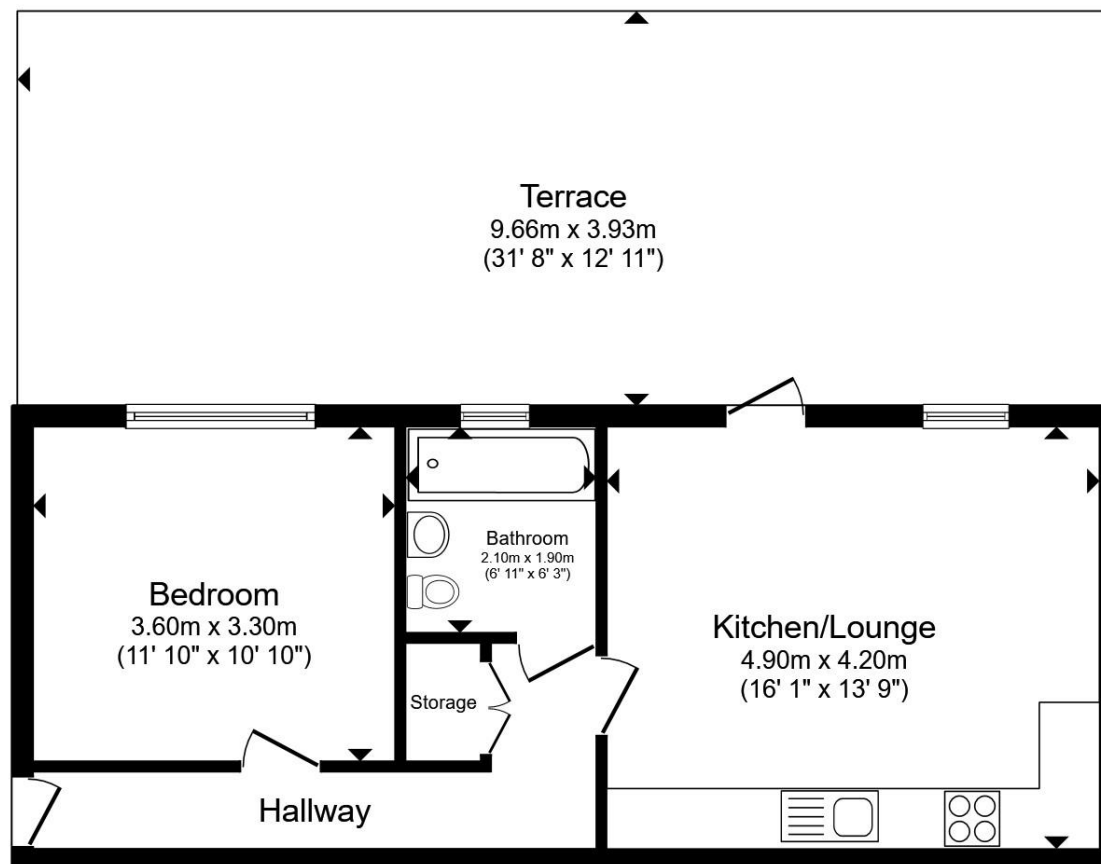
Door to private terrace, carpet, integrated fridge/freezer, electric oven/hob, extractor fan, sink/drainage, wall and base units.

### Bedroom

Double glazed window, carpet, radiator.

### Bathroom

Double glazed window, lino flooring, bath, W/C, wash hand basin.



Total floor area 44.5 m<sup>2</sup> (479 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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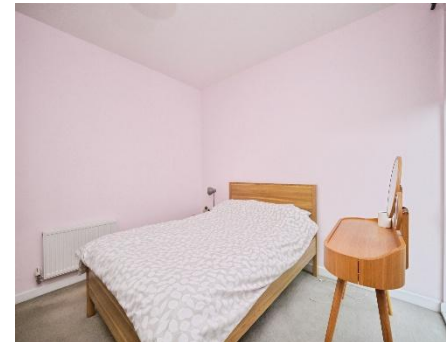
## Penn Way, Welwyn Garden City

- CHAIN FREE
- One Bedroom Apartment
- First Floor
- Water & Heating Included in Service Charge
- Underground Resident Parking

Tenure: Leasehold EPC Rating: B

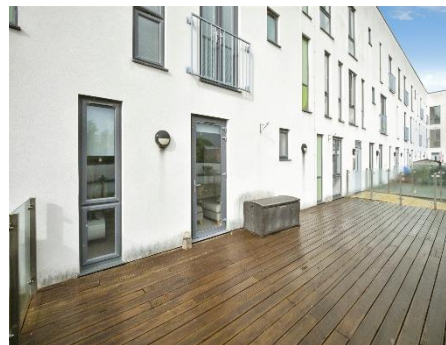
Council Tax Band: B Service Charge: 3271.98

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 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109739 - 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.

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



**01707 324361**



[WelwynGardenCity@williamhbrown.co.uk](mailto:WelwynGardenCity@williamhbrown.co.uk)



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



[williamhbrown.co.uk](http://williamhbrown.co.uk)