



Groom Place, Welwyn Garden City AL7 1GG

welcome to

Groom Place, Welwyn Garden City

This beautifully appointed, high-specification ground floor apartment offers modern living in one of Welwyn Garden City's most convenient locations. Ideally situated within walking distance of the mainline train station—providing regular services to London King's Cross and Moorgate—and benefiting from excellent road links, this home is perfect for commuters and local residents alike. The bright and welcoming hallway leads to a generously sized open-plan living/dining area, complete with a contemporary kitchen featuring soft-close, handle-less units. From here, doors open onto a private courtyard, ideal for outdoor dining or relaxation. The luxurious master bedroom boasts a stylish en-suite bathroom, while the second bedroom is served by a modern family bathroom finished to a high standard. Externally, the property includes allocated parking for added convenience.



Entrance Hall

Door to front, cupboard.

Lounge/Kitchen/Diner

19' 4" max x 17' max (5.89m max x 5.18m max)
Double glazed window to side x 2 and front,
double glazed door to patio area,
sink/drain, work surfaces, tiled splashback,
integrated oven/hob/cooker
hood/dishwasher/washing machine, wooden
flooring, radiator.

Bedroom One

12' 8" x 12' 3" (3.86m x 3.73m)
Double glazed window to front, built in
wardrobes, radiator, carpet.

En-Suite

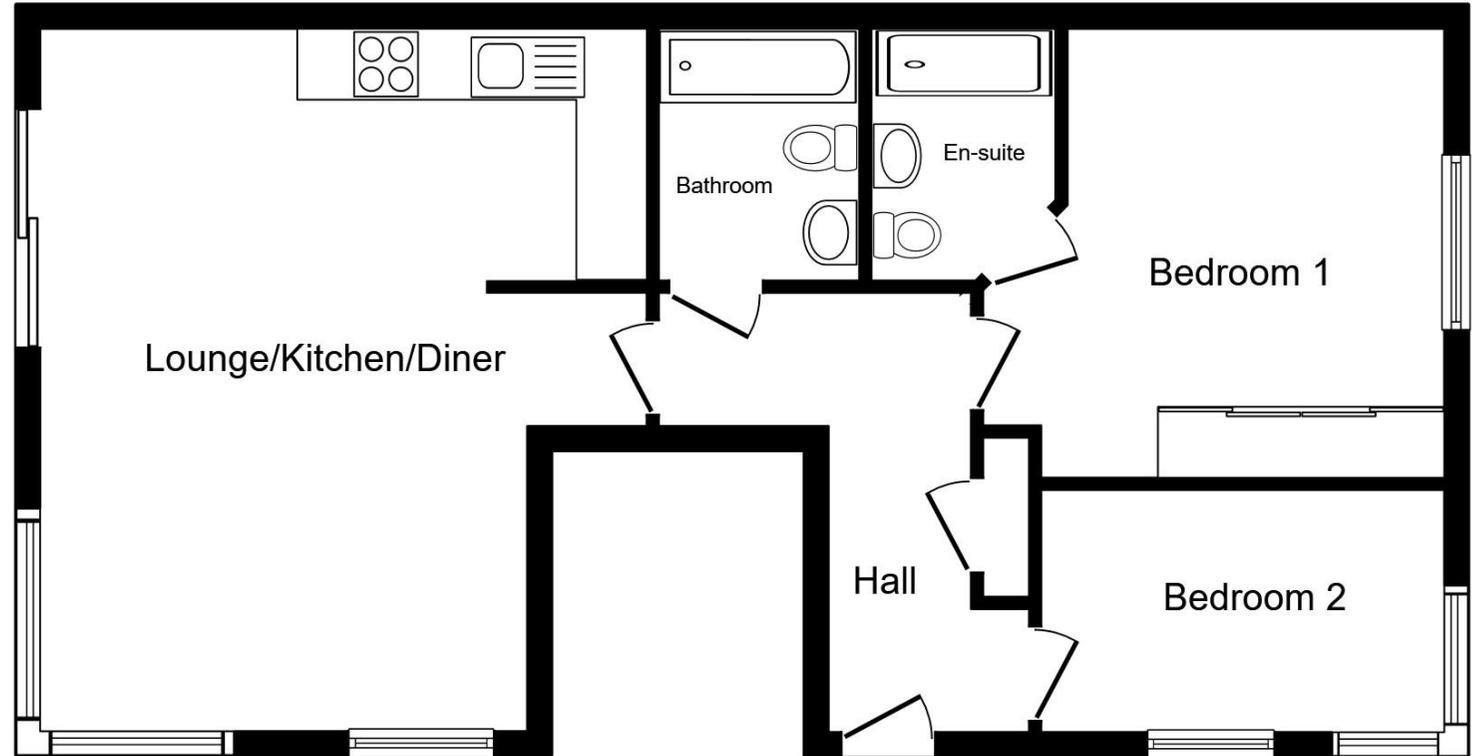
Shower cubicle, extractor fan, W/C, part tiled,
radiator, tiled flooring, heated towel rail.

Bedroom Two

12' 4" x 6' 7" (3.76m x 2.01m)
Double glazed window to front, and side x 2,
radiator, carpet.

Bathroom

Bath with mixer taps, extractor fan, W/C, part
tiled. heated towel rail, wooden flooring.



Floor Plan

Total floor area 64.5 m² (694 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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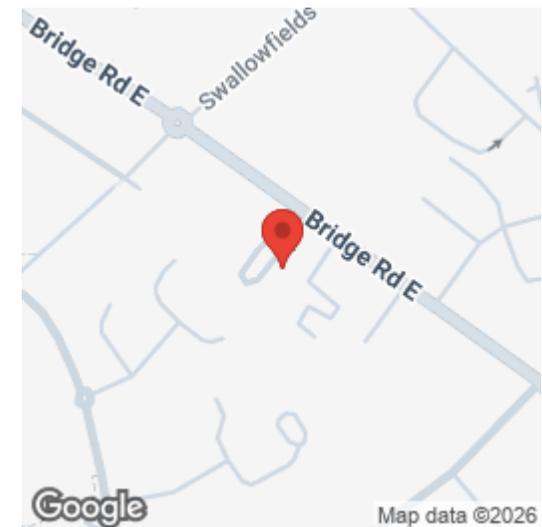
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- CHAIN FREE
- Ground Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Allocated Parking

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 1795.00
Ground Rent: 250.00

offers in excess of

£350,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109541 - 0002

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Please note the marker reflects the postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk