



Digswell Court Digswell Rise, Welwyn Garden City AL8 7PR

welcome to

Digswell Court Digswell Rise, Welwyn Garden City

***** SHARE OF FREEHOLD ***** This immaculately presented, recently refurbished **CHAIN FREE** first-floor two-bedroom maisonette is located in the highly desirable West Side of Welwyn Garden City. Just a short walk from the town centre, mainline train station and sought-after local schools, it offers the perfect blend of convenience and community, ideal for families and commuters alike. Inside, the property features a welcoming hallway with storage cupboard, a bright lounge with parquet flooring and feature fireplace, and a modern kitchen/dining room. There are two well-proportioned bedrooms and a stylish bathroom. As part of the refurbishment, the property benefits from a 10-year warranty on the heating and plumbing systems, plus a 3-year warranty on the oven, hob and extractor, providing added peace of mind. Externally, a generous communal garden offers a fantastic space to relax and unwind, and the property also includes a garage. With its prime West Side location, high-quality finish and thoughtful layout, this is a fantastic opportunity to secure a beautiful home in one of Welwyn Garden City's most sought-after areas.



Entrance Hall

Laminate flooring, storage cupboard.

Lounge

Double glazed window, parquet flooring, radiator, fireplace.

Kitchen/Dining Room

Double glazed window, lino flooring, wall and base units, hob, oven, extractor fan, part tiled walls, sink/drainage, space for appliances.

Bedroom One

Double glazed window, carpet, radiator.

Bedroom Two

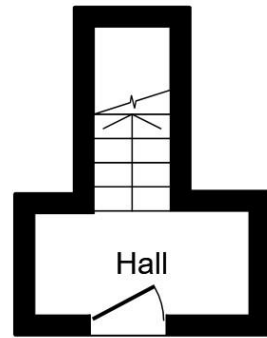
Double glazed window x 2, carpet, radiator, storage cupboard.

Bathroom

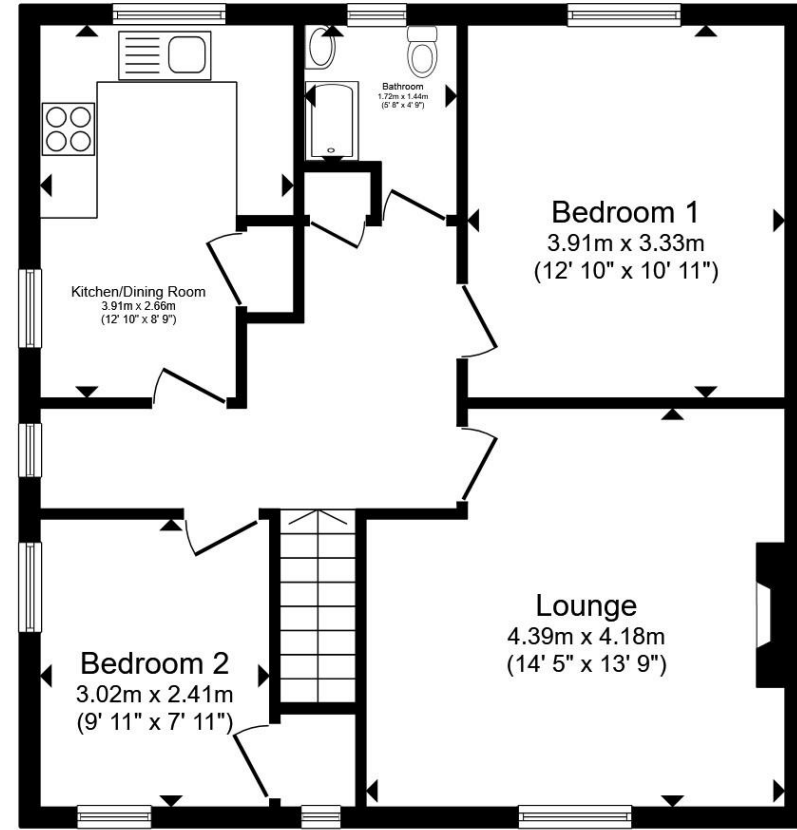
Double glazed window, part tiled, W/C, wash hand basin, vanity unit, bath with shower over, heated towel rail.

Agents Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



Ground Floor



First Floor

Total floor area 67.9 m² (730 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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Digswell Court Digswell Rise, Welwyn Garden City

- SHARE OF FREEHOLD
- Chain Free
- Two Bedroom Maisonette
- First Floor
- Garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 792.00

Ground Rent: Ask Agent

offers in excess of

£325,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109633 - 0003

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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