Winston House Blossom Drive, Welwyn Garden City AL7 1WT

william h brown

welcome to

Winston House Blossom Drive, Welwyn Garden City

This beautifully presented **CHAIN FREE** two-bedroom, second-floor apartment is situated within the highly sought-after Blossom Drive development, making it an ideal purchase for first-time buyers and investors alike. The accommodation comprises a welcoming entrance hall leading to a bright and contemporary open-plan lounge, kitchen, and dining area, perfectly suited to modern living. The property further benefits from two well-proportioned bedrooms and a stylish family bathroom. Externally, the apartment enjoys allocated parking, ample visitor parking and access to well-maintained communal gardens. The property also benefits from approximately six years remaining on the NHBC warranty, offering additional peace of mind. Conveniently located close to the Haldens local shopping parade, the apartment is also within easy reach of Welwyn Garden City town centre, approximately one mile away, and the mainline railway station, providing fast and direct links into London. ***** 55% SHARED OWNERSHIP ALSO AVAILABLE *****

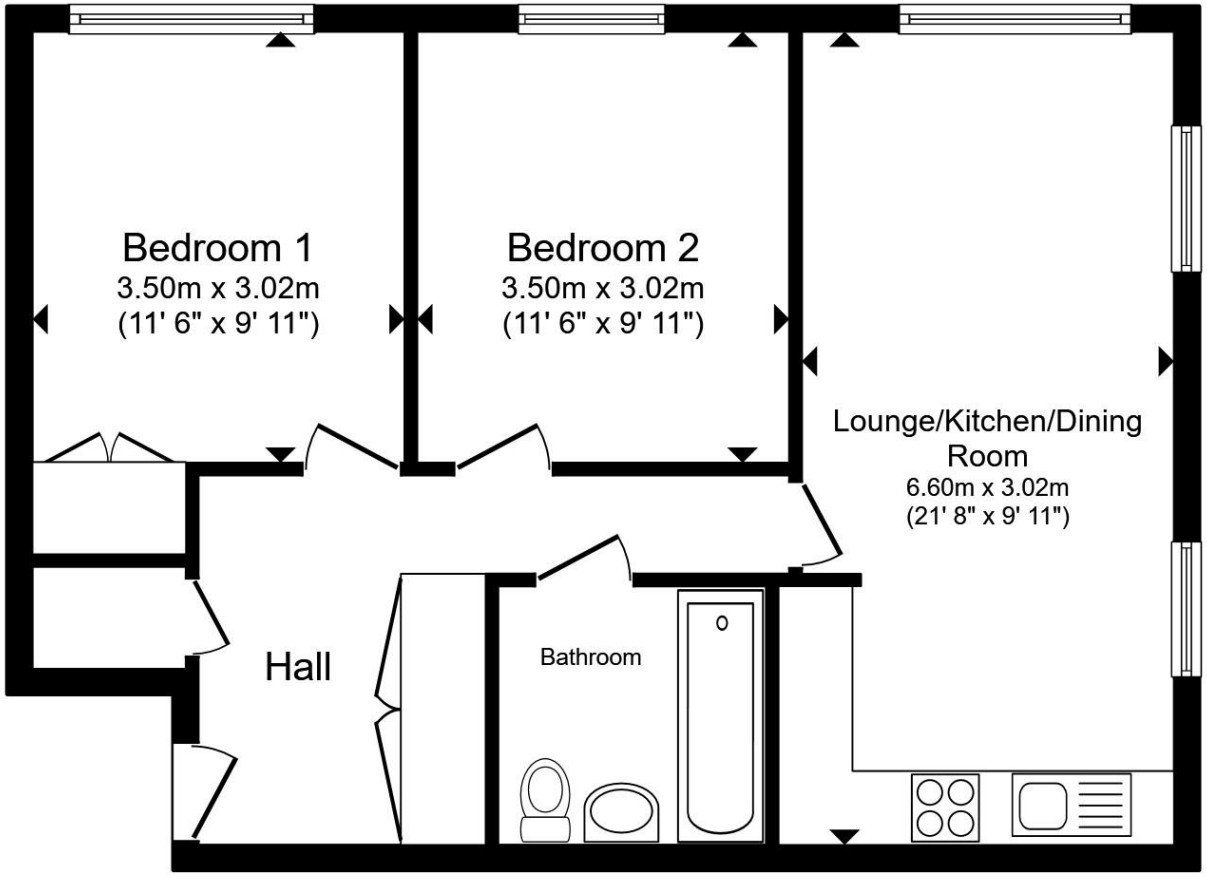
Entrance Hall
Lino flooring, radiator, 2 storage cupboards.

Lounge/Kitchen/Diner
Double glazed dual aspect window, lino flooring, radiator, gas hob, electric oven, sink/drainer, integrated washer/dryer, fridge/freezer, slimline dishwasher, wall and base units.

Bedroom One
Double glazed window, carpet, radiator, wardrobes.

Bedroom Two
Double glazed window to front, carpet, radiator, loft access.

Bathroom
Lino flooring, bath, wash hand basin, W/C, heated towel rail.



Total floor area 59.2 m² (637 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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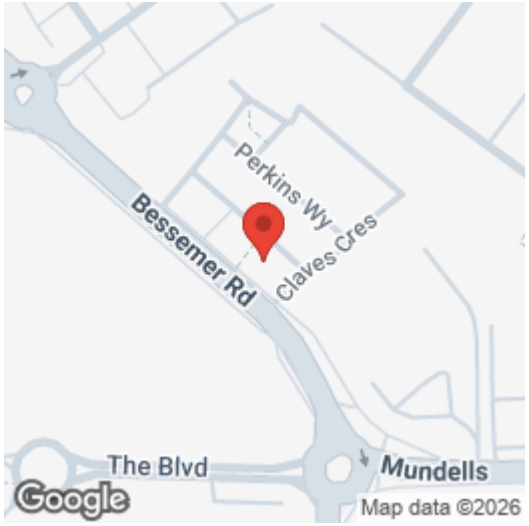
- CHAIN FREE
- Second Floor Apartment
- Two Bedrooms
- Allocated Parking
- Communal Gardens
- Six Years NHBC Remaining

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 726.84
Ground Rent: Ask Agent

offers in excess of

£300,000



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 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
WGN109920 - 0005

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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