



Broadwater Road, Welwyn Garden City AL7 3BZ



welcome to

Broadwater Road, Welwyn Garden City

This fantastic CHAIN FREE two bedroom apartment is ideally located for commuters, being only a short walk from Welwyn Garden City mainline station and the town centre. The property opens with an entrance hall, a modern family bathroom and two well-proportioned double bedrooms. The spacious open plan lounge/kitchen/diner features a contemporary fitted kitchen with integrated appliances including a dishwasher, washing machine, electric oven and hob. There is ample space for both living and dining areas, and the room is enhanced by patio doors that open onto a private terrace, creating a bright and inviting space to relax or entertain. Additional benefits include lift access to all floors, an allocated parking space within a secure underground car park and access to a communal garden, making this an excellent opportunity for those seeking convenience, comfort and modern living.



Lounge/Kitchen/Diner

19' 4" x 14' 9" (5.89m x 4.50m)

Double glazed window, French door to terrace, wooden flooring, radiator, sink/drain, electric hob/oven, integrated dishwasher/washing machine.

Bedroom One

12' 7" x 9' 8" (3.84m x 2.95m)

Double glazed window to rear, carpet, radiator.

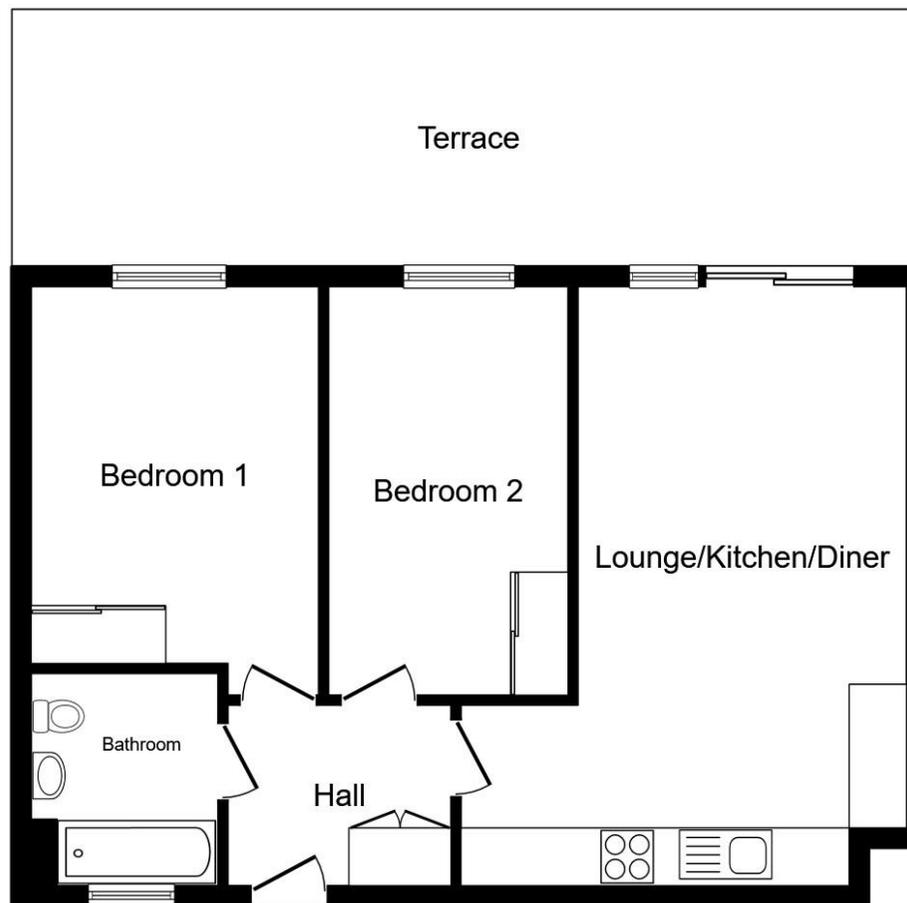
Bedroom Two

13' 6" x 8' 2" (4.11m x 2.49m)

Double glazed window, carpet, radiator.

Bathroom

Tiled flooring, radiator, bath, wash hand basin, W/C.



Total floor area 56.3 m² (606 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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Broadwater Road, Welwyn Garden City

- CHAIN FREE
- First Floor Apartment
- Two Bedrooms
- Allocated Parking
- Communal Garden

Tenure: Leasehold EPC Rating: B

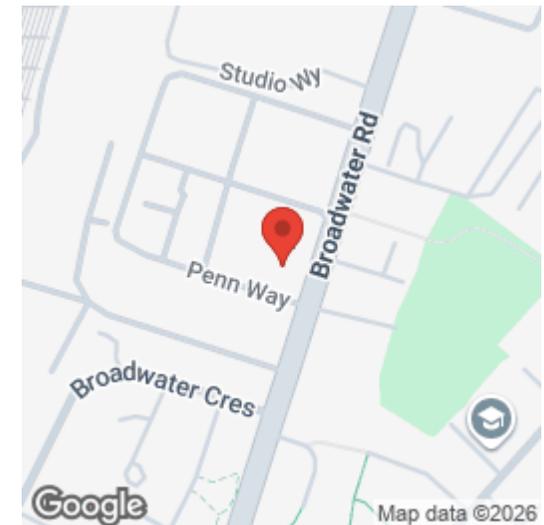
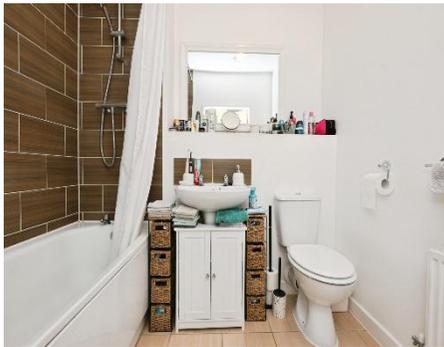
Council Tax Band: C Service Charge: 3608.28

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 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:
WGN109521 - 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.

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Please note the marker reflects the postcode not the actual property

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