



**Bramley House Blossom Drive, Welwyn Garden City AL7 1WQ**

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## **Bramley House Blossom Drive, Welwyn Garden City**

**\*\* 50% SHARED OWNERSHIP \*\*** This beautifully presented one-bedroom first-floor apartment is set within the highly desirable Blossom Drive, making it an ideal purchase for first-time buyers and investors alike. The accommodation comprises a welcoming entrance hall leading into a bright and contemporary open-plan lounge, kitchen, and dining area, perfectly designed for modern living. The property further benefits from a generous double bedroom with fitted wardrobes and a stylish modern bathroom. Additional features include allocated parking, a secure communal bike shed, gas central heating, and double glazing throughout, ensuring comfort and efficiency. Ideally located, the apartment is within close proximity to the Haldens local shop parade and offers easy access to Welwyn Garden City town centre and the mainline train station, providing fast and convenient connections into London.

**Agents Note:** This property is currently under shared ownership in conjunction with Auxesia Home/Touchstone Housing Association who have criteria for any purchase. The advertised price is for the sellers 50% share. £384.06 per month is paid to the Housing Association as rent for the retained share. Service Charge is £1305.96; Ground Rent is £150. Please contact Auxesia Home/Touchstone Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.



### Entrance Hall

Large storage cupboard, laminate flooring.

### Lounge/Kitchen/Dining Room

Double glazed window, laminate flooring, sink/drainage, wall and base units, oven/hob, integrated appliances, radiator.

### Bedroom

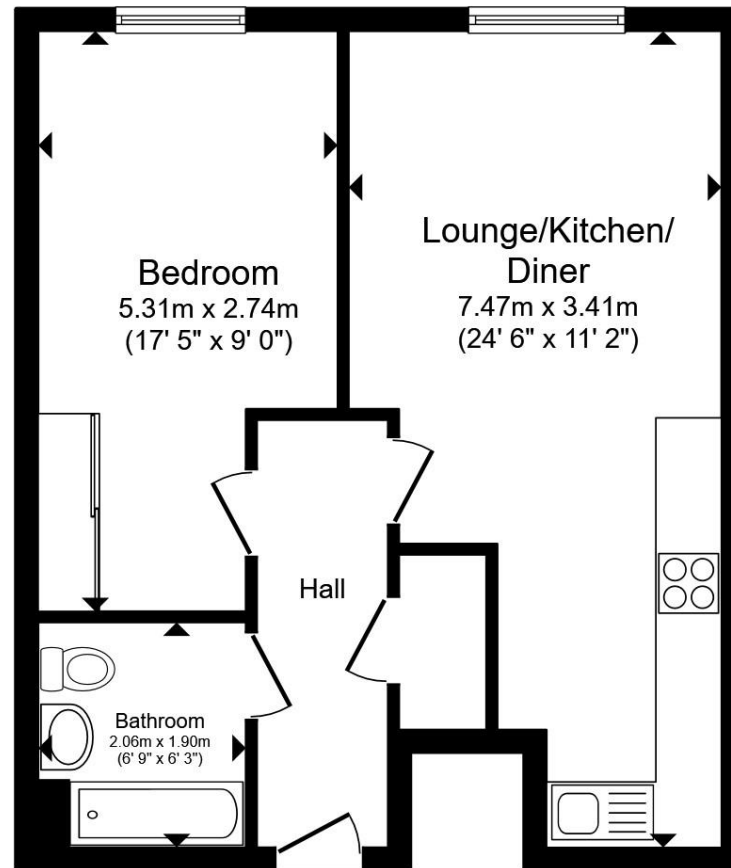
Double glazed window, carpet, fitted wardrobe, radiator.

### Bathroom

Tiled walls, laminate flooring, bath with shower over, wash hand basin, W/C, heated towel rail, spotlights.

### Management Fees:

£362.40



Total floor area 45.1 m<sup>2</sup> (486 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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## Bramley House Blossom Drive, Welwyn Garden City

- 50% SHARED OWNERSHIP
- One Bedroom Apartment
- First Floor
- Allocated Parking
- Communal Locked Bike Shed

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1305.96

Ground Rent: 150.00

shared ownership

# £127,500



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This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109826 - 0002

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.



# william h brown



**01707 324361**



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



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



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Please note the marker reflects the  
postcode not the actual property