



Springfields, WELWYN GARDEN CITY AL8 6XL

welcome to

Springfields, WELWYN GARDEN CITY

This one-bedroom ground floor apartment is offered to the market CHAIN FREE, making it an ideal opportunity for first-time buyers, downsizers, or investors. The property features a welcoming entrance hall leading to a bright and airy lounge, complete with a bay window that overlooks the communal gardens. The generous double bedroom benefits from built-in wardrobes, providing excellent storage solutions and three three-piece bathroom completes the accommodation. The home also boasts double glazing and central heating throughout, ensuring comfort and energy efficiency all year round. Welwyn Garden City town centre is just a short distance away, boasting a mainline train station with direct links to London, as well as a wide range of shops, restaurants, and amenities. Residents enjoy permit on-street parking, adding to the convenience of this fantastic home.



Lounge/Dining Room

13' 11" x 11' 1" (4.24m x 3.38m)

Bay window to rear, carpet, fireplace, radiator.

Kitchen

10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window to front, wooden flooring, sink/drain, space for washing machine and oven, wall and base units.

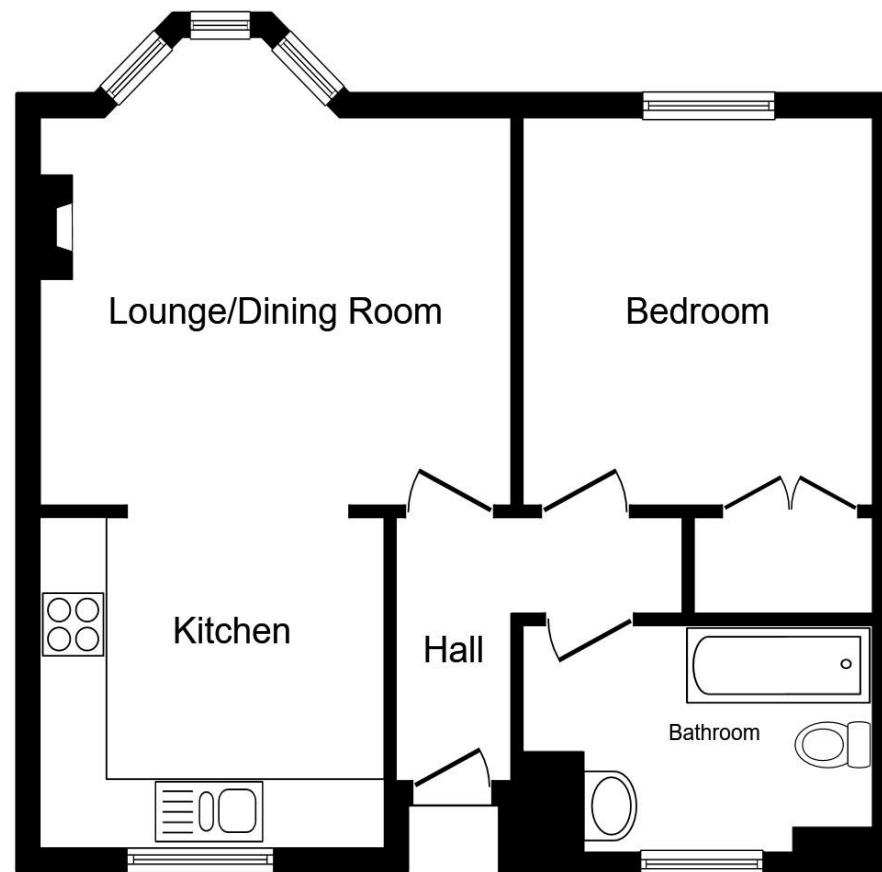
Bedroom

10' 11" x 10' 4" (3.33m x 3.15m)

Double glazed window to rear, carpet, built in wardrobe, radiator.

Bathroom

Double glazed window to front, vinyl flooring, bath, electric shower, heated towel rail, wash hand basin.



Total floor area 48.0 m² (517 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


william
h brown



check out more properties at williamhbrown.co.uk



welcome to

Springfields, WELWYN GARDEN CITY

- CHAIN FREE
- One Bedroom Apartment
- Ground Floor
- Communal Gardens
- Resident Permit Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 400.00 per annum

Ground Rent: 10.00 per annum

offers in excess of

£200,000



check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Nov 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109475 - 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.

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.

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