



Upperfield Road, Welwyn Garden City AL7 3LW



welcome to

Upperfield Road, Welwyn Garden City

This **CHAIN FREE** one-bedroom second-floor flat is situated on the highly popular Upperfield Road in Welwyn Garden City, ideally positioned within close proximity to local amenities including shops, schools, and bus routes, as well as being within easy walking distance of the town centre. The accommodation comprises an entrance hall, a bright and spacious lounge with direct access to a private balcony, a fitted kitchen, a generous double bedroom with built-in storage cupboards, and a bathroom. Further benefits include gas central heating, double glazing throughout, additional storage cupboards within the communal area, communal gardens, and residents' parking. This property represents an ideal opportunity for a first-time buyer or a buy-to-let investor. **173 years remaining on the lease.**



Lounge

Double glazed window to front, door to balcony, carpet, radiator.

Kitchen

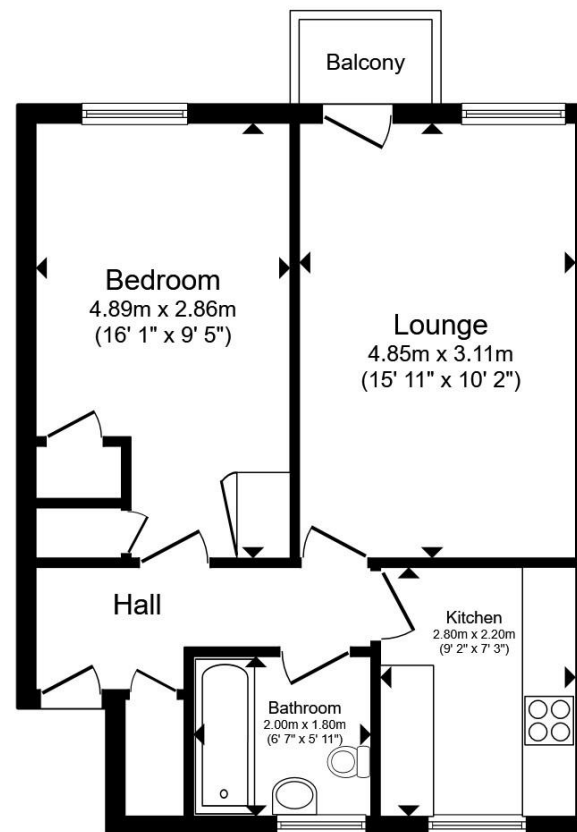
Double glazed window, tiled flooring, sink/drain, wall and base units, radiator.

Bedroom

Double glazed window to front, carpet, storage cupboard x 2.

Bathroom

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



Total floor area 45.8 m² (494 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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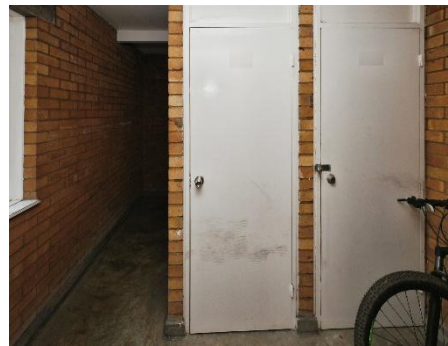
Upperfield Road, Welwyn Garden City

- CHAIN FREE
- One Bedroom Flat
- Second Floor
- Resident Parking
- Zero Ground Rent

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 538.20
Ground Rent: Ask Agent

offers in excess of

£180,000



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 215 years from 10 Dec 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109693 - 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.


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