



Groom Place, Welwyn Garden City AL7 1GG

welcome to

Groom Place, Welwyn Garden City

This beautifully appointed, high-specification ground floor apartment offers modern living in one of Welwyn Garden City's most convenient locations. Ideally situated within walking distance of the mainline train station—providing regular services to London King's Cross and Moorgate—and benefiting from excellent road links, this home is perfect for commuters and local residents alike. The bright and welcoming hallway leads to a generously sized open-plan living/dining area, complete with a contemporary kitchen featuring soft-close, handle-less units. From here, doors open onto a private courtyard, ideal for outdoor dining or relaxation. The luxurious master bedroom boasts a stylish en-suite bathroom, while the second bedroom is served by a modern family bathroom finished to a high standard. Externally, the property includes allocated parking for added convenience.



Entrance Hall

Door to front, cupboard.

Lounge/Kitchen/Diner

19' 4" max x 17' max (5.89m max x 5.18m max)
Double glazed window to side x 2 and front,
double glazed door to patio area,
sink/drain, work surfaces, tiled splashback,
integrated oven/hob/cooker
hood/dishwasher/washing machine, wooden
flooring, radiator.

Bedroom One

12' 8" x 12' 3" (3.86m x 3.73m)
Double glazed window to front, built in
wardrobes, radiator, carpet.

En-Suite

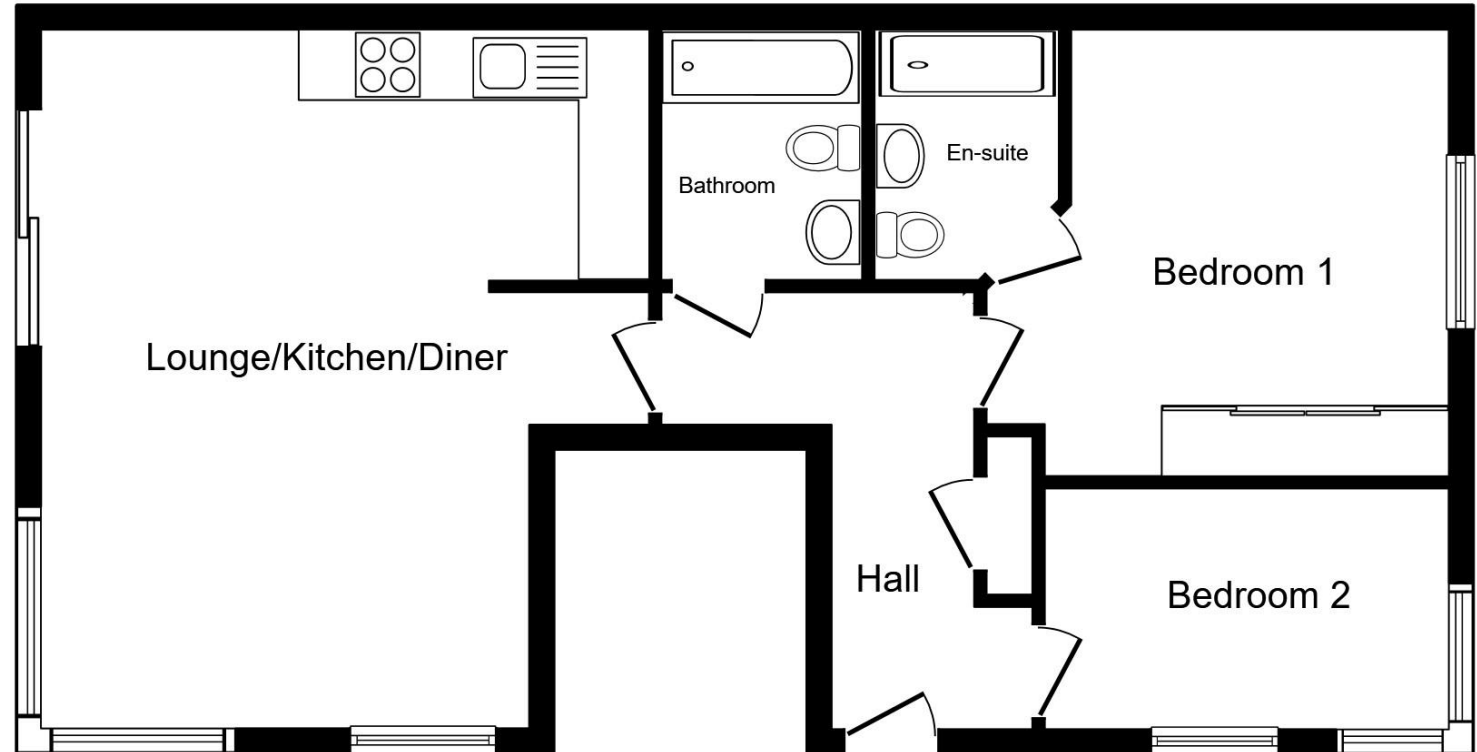
Shower cubicle, extractor fan, W/C, part tiled,
radiator, tiled flooring, heated towel rail.

Bedroom Two

12' 4" x 6' 7" (3.76m x 2.01m)
Double glazed window to front, and side x 2,
radiator, carpet.

Bathroom

Bath with mixer taps, extractor fan, W/C, part
tiled. heated towel rail, wooden flooring.



Floor Plan

Total floor area 64.5 m² (694 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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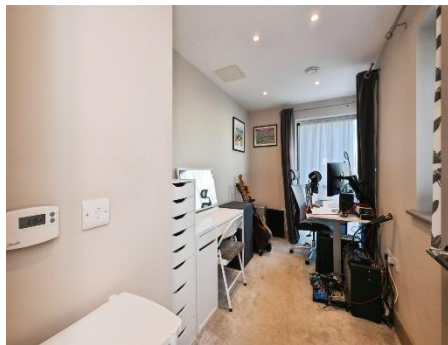
Groom Place, Welwyn Garden City

- CHAIN FREE
- Ground Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Allocated Parking

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 1795.00
Ground Rent: 250.00

offers in excess of

£325,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109541 - 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.

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Please note the marker reflects the postcode not the actual property


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