



**Athelstan Walk South, WELWYN GARDEN CITY AL7 3SJ**

**welcome to**

**Athelstan Walk South, WELWYN GARDEN CITY**

**\*\*\* GUIDE PRICE £200,000 - £210,000 \*\*\*** This fantastic one-bedroom upper-floor apartment is situated in the highly sought-after Athelstan Walk in Welwyn Garden City. Ideally located, it is within easy walking distance of the town centre and the mainline train station, offering direct services to London Kings Cross in approximately 28 minutes and Moorgate in around 44 minutes. Inside, the property features an entrance hall leading to a bright and welcoming lounge, a generously sized kitchen, a well-proportioned bedroom and bathroom. The home further benefits from gas central heating and double glazing throughout. Externally, residents can enjoy attractive communal gardens along with convenient parking facilities and a secure entrance system for added peace of mind. This property represents an excellent opportunity for first-time buyers or investors looking for a strong rental prospect.



### Lounge

16' 5" x 10' 3" ( 5.00m x 3.12m )

Double glazed window to front, laminate wood flooring, radiator.

### Kitchen

9' 6" x 9' 5" ( 2.90m x 2.87m )

Tiled flooring, sink/drain, induction hob, electric oven, integrated fridge/freezer/dishwasher.

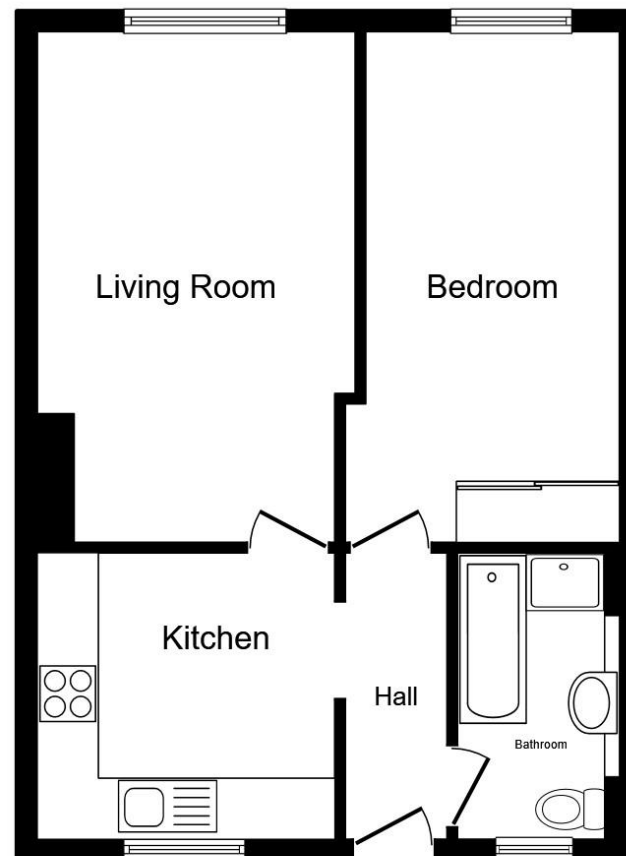
### Bedroom

16' 2" x 8' 2" ( 4.93m x 2.49m )

Double glazed window to front, laminate wood flooring, radiator.

### Bathroom

Double glazed window to front, bath, wash hand basin, shower cubicle, W/C, spotlights.



**Floor Plan**

Total floor area 45.2 m<sup>2</sup> (487 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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## Athelstan Walk South, WELWYN GARDEN CITY

- One Bedroom Flat
- Upper Floor Flat
- Permit Parking
- Great Commuter Location
- Close To Town Centre & Train Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 528.00

Ground Rent: 10.00

offers in excess of

# £200,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109488 - 0006

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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**01707 324361**



WelwynGardenCity@williamhbrown.co.uk



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



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