



Applecroft Road, Welwyn Garden City AL8 6JZ



welcome to

Applecroft Road, Welwyn Garden City

*** SHARE OF FREEHOLD **** This chain-free one-bedroom town house is located on the highly desirable West Side of Welwyn Garden City, close to the well-regarded Applecroft School, offering a perfect blend of convenience, comfort, and leafy suburban living. The property is ideal for first-time buyers, downsizers, or investors seeking a home in a sought-after location also benefitting from peppercorn ground rent. The home opens into a bright and welcoming open-plan lounge and kitchen, designed to maximise natural light and create a sociable, modern living space. Upstairs, the property offers a double bedroom complete with useful built-in storage. A bathroom sits off the landing, completing the accommodation and ensuring comfortable day-to-day living. Externally, residents benefit from a communal garden and allocated parking, providing valuable convenience for residents and visitors alike. Ideally positioned for commuters, the home offers excellent transport connections with easy access to the A1(M), A414, and M25. Welwyn Garden City town centre is just a short walk away, providing a wide selection of shops, restaurants, cafés, and leisure facilities. This prime location makes the property a highly attractive choice for anyone seeking a well-connected and low-maintenance home within a vibrant and well-serviced community.



Kitchen/Lounge

21' 4" x 12' 10" (6.50m x 3.91m)

Double glazed door, double glazed window x 3 to side and rear, carpet and lino flooring, radiator x 2, wall and base units, breakfast bar, space for appliances, sink/drainer, under stairs storage.

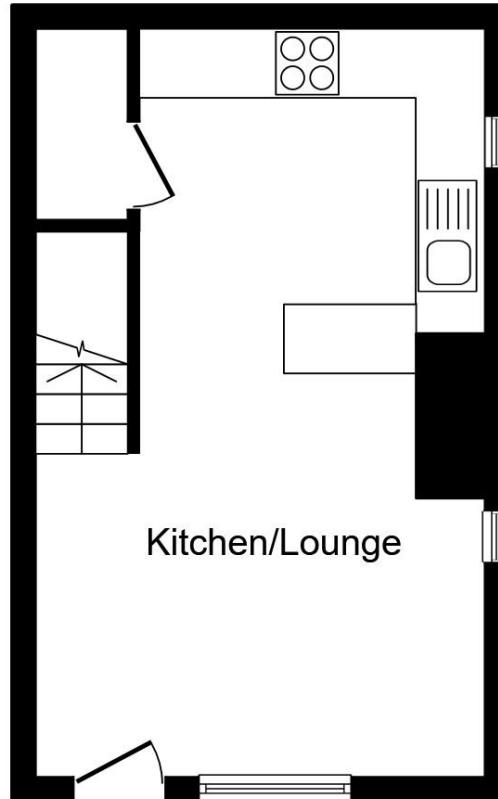
Bedroom

11' 5" x 10' 4" (3.48m x 3.15m)

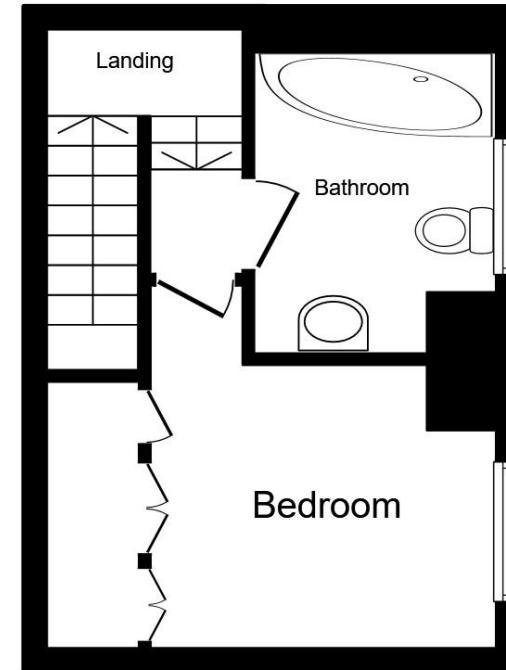
Double glazed window to side, carpet, radiator, built in storage.

Bathroom

Double glazed window to side, tiled, bath, W/C, wash hand basin.



Ground Floor



First Floor

Total floor area 45.9 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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- SHARE OF FREEHOLD
- CHAIN FREE
- End of Terrace House
- One Bedroom
- Allocated Resident Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 480.00

Ground Rent: Ask Agent



£275,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:

WGN109553 - 0003

Please note the marker reflects the postcode not the actual property

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