



Berwick Place, Welwyn Garden City AL7 4TU

welcome to

Berwick Place, Welwyn Garden City

This beautifully presented CHAIN FREE two bedroom first floor apartment is located within easy access to the town centre and station, local amenities, QE2 Hospital and commuter links via A1M motorway. The property boasts a generous open plan lounge/kitchen/diner with Juliet balcony. In addition there is one double bedroom with en-suite, second bedroom and a family bathroom. Additionally the property offers allocated parking, gas central heating, double glazing, communal gardens and secure entry phone system.



Lounge

12' 8" x 10' 7" (3.86m x 3.23m)

Juliet balcony, carpet, radiator.

Kitchen

15' 4" x 9' 9" (4.67m x 2.97m)

Double glazed window, tiled flooring, electric oven, gas hob, extractor fan, sink.

Hallway

Carpet, radiator, storage cupboard.

Bedroom One

10' 5" x 8' 8" (3.17m x 2.64m)

Double glazed window, shutters, carpet, radiator, storage cupboard.

En-Suite

Double glazed window, tiled flooring, shower cubicle, wash hand basin, radiator.

Bedroom Two

10' 3" x 8' 6" (3.12m x 2.59m)

Double glazed window, carpet, radiator.

Bathroom

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



Total floor area 63.6 m² (684 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.focalagent.com



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Berwick Place, Welwyn Garden City

- CHAIN FREE
- First Floor
- Two Bedrooms
- En-Suite & Family Bathroom
- Communal Garden

Tenure: Leasehold EPC Rating: B

offers in excess of

£250,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108901 - 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


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk