



Athelstan Walk North, Welwyn Garden City AL7 3SH



welcome to

Athelstan Walk North, Welwyn Garden City

This beautifully presented one-bedroom first-floor flat is ideally situated on Athelstan Walk in the heart of Welwyn Garden City, just a short stroll from the town centre and mainline railway station, offering fast and direct services into London King's Cross. The well-appointed accommodation features a welcoming entrance hall with ample storage cupboards, a bright and spacious lounge/dining area, a fully fitted modern kitchen, a generous double bedroom, and a well-maintained bathroom, creating a comfortable and practical living space throughout. Additional benefits include double glazing, gas central heating, resident parking, and access to a communal garden. With a long lease of approximately 170 years remaining, this property represents an excellent opportunity for first-time buyers or investors alike.



Lounge/Diner

Double glazed window to rear, carpet, radiator.

Kitchen

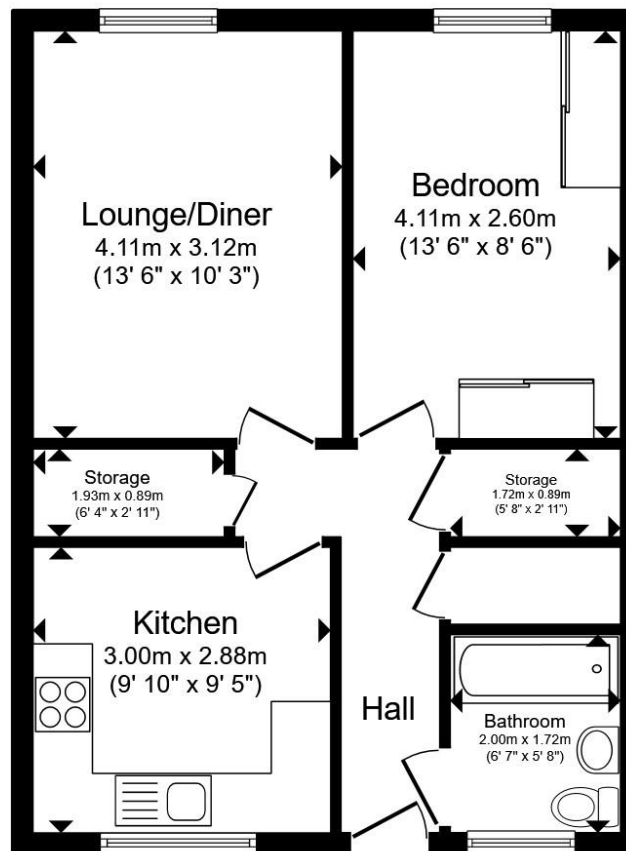
Double glazed window to front, wooden flooring, sink/drainage, induction hob, electric oven, wall and base units, radiator.

Bedroom

Double glazed window to front, carpet, radiator.

Bathroom

Double glazed window, wooden flooring, wash hand basin, W/C, bath, radiator.



First Floor

Total floor area 47.8 m² (515 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



check out more properties at williamhbrown.co.uk



welcome to

Athelstan Walk North, Welwyn Garden City

- One Bedroom Flat
- First Floor
- 170 Year Lease
- Resident Parking
- Communal Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 433.20

Ground Rent: Ask Agent

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 215 years from 17 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109648 - 0002

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.


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk