



Perrywood, Welwyn Garden City AL8 7PZ

welcome to

Perrywood, Welwyn Garden City

***** SHARE OF FREEHOLD ***** This CHAIN FREE ground floor apartment is ideally located just a short walk from Welwyn Garden City town centre, offering easy access to a wide range of amenities and the mainline railway station. Situated within a popular development for the over 55s, the property provides a peaceful and secure living environment with well-maintained communal gardens. The accommodation features a welcoming entrance hall leading to the spacious lounge/dining room with French doors that open directly onto the communal gardens, creating a bright and airy living space and a fully fitted kitchen with additional storage. There is one double bedroom and one single bedroom, both well-proportioned, along with a shower room. Additional benefits include allocated parking, electric heating and double glazing throughout. This is a rare opportunity to acquire a well-appointed, low-maintenance home in a friendly community.



Entrance Hall

Carpet, storage cupboard, airing cupboard.

Lounge/Dining Room

16' 9" x 10' 11" (5.11m x 3.33m)

French doors, carpet, electric fire.

Kitchen

10' 10" x 8' 2" (3.30m x 2.49m)

Tiled flooring, sink/drain, storage cupboard x 2, electric oven/grill/hob, integrated fridge freezer.

Bedroom One

10' 8" x 9' 9" (3.25m x 2.97m)

Double glazed window to front, carpet, storage heater.

Bedroom Two

10' x 6' 11" (3.05m x 2.11m)

Double glazed window to front, carpet, storage heater.

Shower Room

Tiled flooring, wash hand basin, W/C, walk in shower, heated towel rail.



Total floor area 67.8 m² (730 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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Perrywood, Welwyn Garden City

- SHARE OF FREEHOLD
- CHAIN FREE
- Over 55's Apartment
- Two Bedrooms
- Ground Floor

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2000.00 per annum

Ground Rent: Ask Agent



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 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109407 - 0005

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