







-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Communal Garden
-  Allocated
-  EPC Band E

Local Authority:  
Welwyn Hatfield Borough Council





Excellent two double bedroom first floor apartment with en-suite & spacious accommodation, in modern lift-serviced building, walking distance to town centre.

### Description

An excellent apartment in this sought after contemporary development, offering bright and spacious living accommodation. The property comprises an open-plan kitchen/reception room with integrated oven, hob, and extractor hood, two double bedrooms, the principal benefitting from en-suite facilities, a good size family bathroom, and a utility cupboard with plumbing for a washing machine. The building, converted from offices into stunning residential accommodation, benefits from lift access to all floors, a security video entry phone system, and both allocated residents' and separate visitor parking. Additional benefits include 1gb fibre optic internet and no onward chain.

### Location

Welwyn Garden City town centre offers amenities including John Lewis & Waitrose. Mainline rail station is a short walk for trains to London. Shire Park business centre nearby; A1(M) junction 6 is a 5-minute drive.

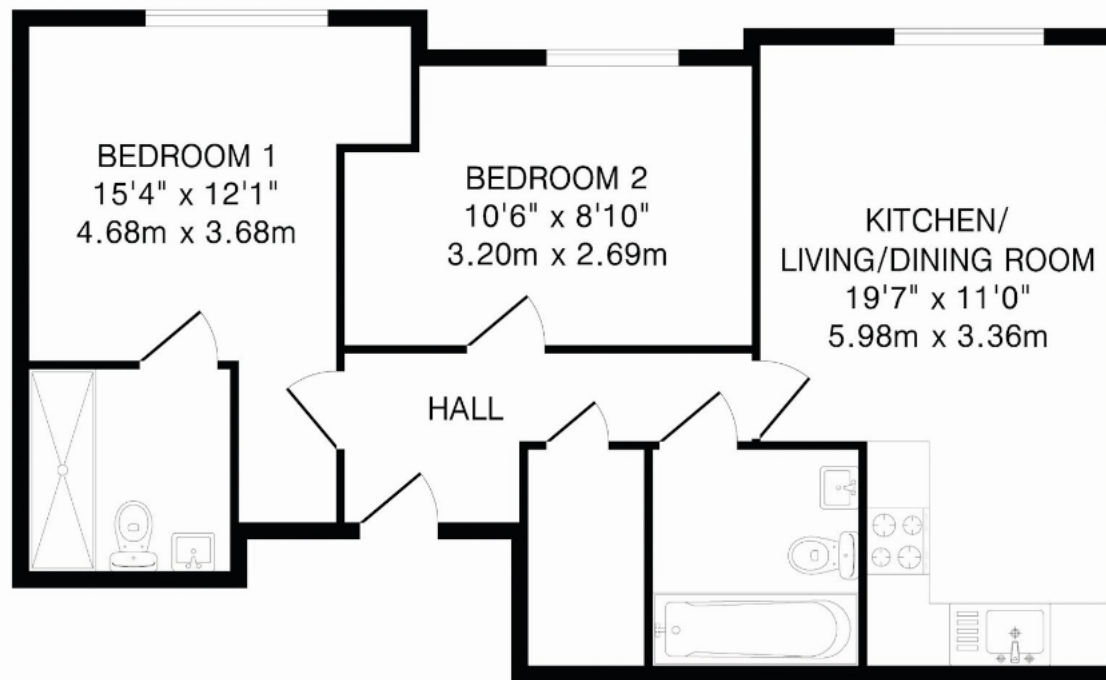
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## First Floor

TOTAL FLOOR AREA: 608 sq.ft.(56.4 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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