



2 bedrooms



2 bathrooms



1 reception



Communal Garden



Allocated



EPC Band E

Local Authority:
Welwyn Hatfield Borough Council



Excellent two double bedroom 1st-floor apartment with en-suite and spacious accommodation in a modern lift-serviced building, walking distance to town centre.

Description

An excellent apartment in this sought after contemporary development, well designed to offer 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 very useful utility cupboard with plumbing for washing machine. The building, converted from offices into stunning residential accommodation, benefits from lift access to all floors, 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

Nearby Welwyn Garden City offers diverse amenities, including John Lewis & Waitrose. The mainline rail station is within a short walk, with trains to London. Shire Park and A1(M) junction 6 are easily accessible.

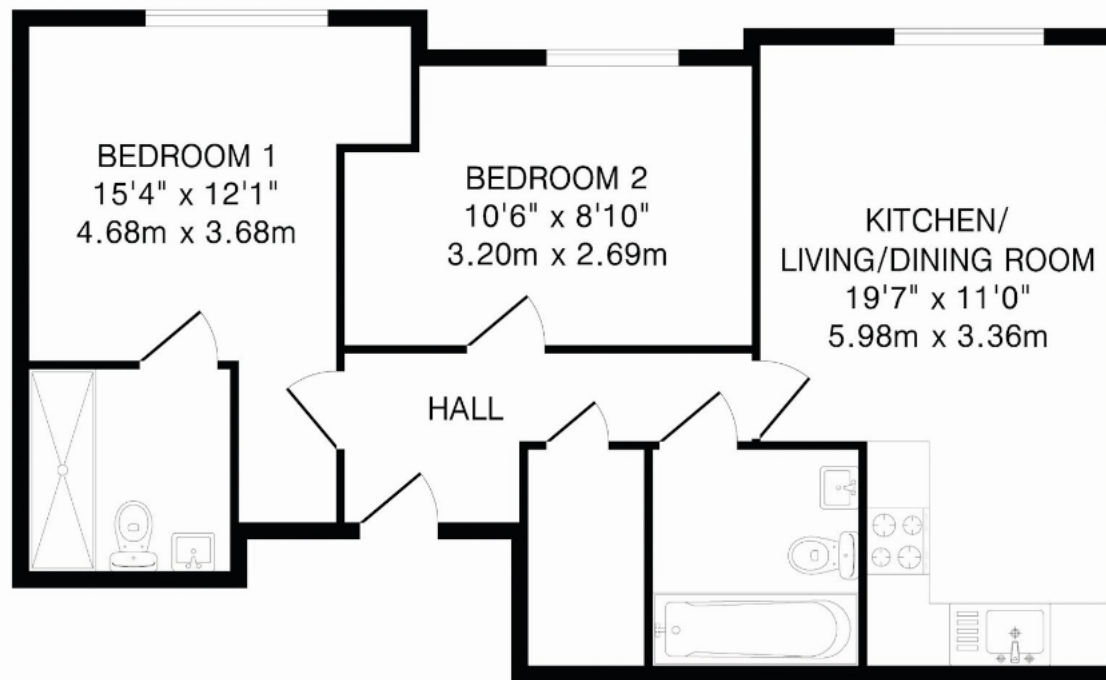
Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









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.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.