







-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Communal Gardens
-  Residents
-  EPC Band B

Leasehold

Council Tax Band:
C £2,107.80 (2025-2026)

Local Authority:
Welwyn/Hatfield



50% shared ownership: Charming ground floor flat, impeccably presented, set in unique, beautiful grounds. A delightful sanctuary awaits.

Description

A generous hall with a deep built-in cupboard leads to this delightful flat's accommodation. A large, bright bedroom is served by a modern bathroom with a heated towel rail. The spacious kitchen/living room is flooded with natural light due to two large windows and provides a wonderful, sociable space for relaxing and entertaining. The property is set in superb communal grounds and benefits from residents parking. Leasehold: 150 years from 01/01/2018 (143 years remaining) Service Charge: £118 pm Leasehold Management Fee: £25.61 pm Monthly Rent: £440.65

Location

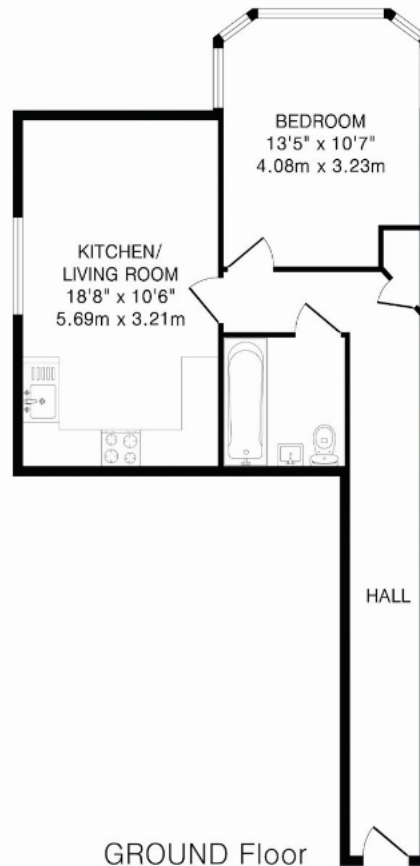
Situated in an exclusive private development on the edge of Welwyn Village, this property is near shops, dining, schools, and Welwyn North station with fast London access. Welwyn Garden City's amenities are 3 miles away, with easy A1(M) access.

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.









GROUND Floor

TOTAL FLOOR AREA: 534 sq.ft.(49.6 sq.m)approx.

This floor plan 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.