



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





Available on 50% shared ownership, this handsome building set in unique, beautiful grounds offers an appealing sanctuary with an immaculately presented ground floor flat.

### Description

A generous hall with deep built-in cupboard leads to this delightful flat's accommodation. A large, bright bedroom is served by a modern bathroom with 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 development on Welwyn Village's edge, this property is near mature parkland. Walk to shops, Tesco, doctor, dentist, eateries, Tenterfield Nursery, and St. Mary's School. Welwyn North rail station and A1(M) are nearby.

### 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.

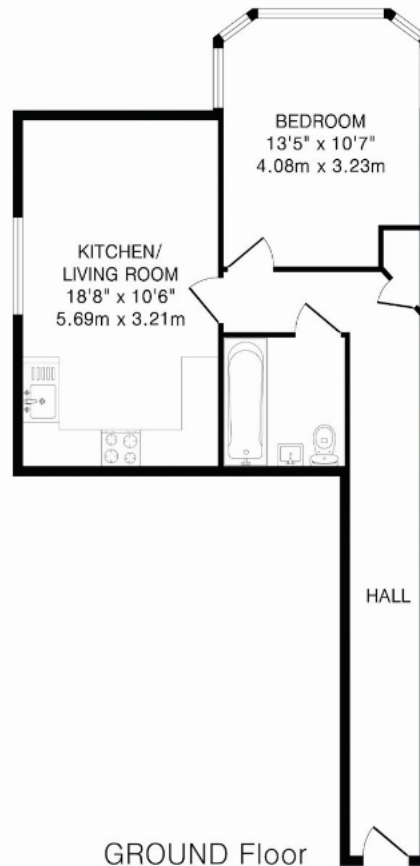












GROUND Floor

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.

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