
 1 bedroom

 1 bathroom

 1 reception

 EPC Band B

Leasehold

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

Local Authority:  
Welwyn Hatfield Borough Council



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Butterwick Way, Welwyn, Hertfordshire, AL6 9GN  
Guide price of £320,000

A particularly handsome building in unique, beautiful grounds, this immaculately presented ground floor flat offers an appealing sanctuary.

### 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

### Location

The property is in an exclusive private development near Welwyn Village, surrounded by parkland and close to local amenities and Welwyn North rail station. Welwyn Garden City is about three miles away, and the A1(M) provides great road accessibility.

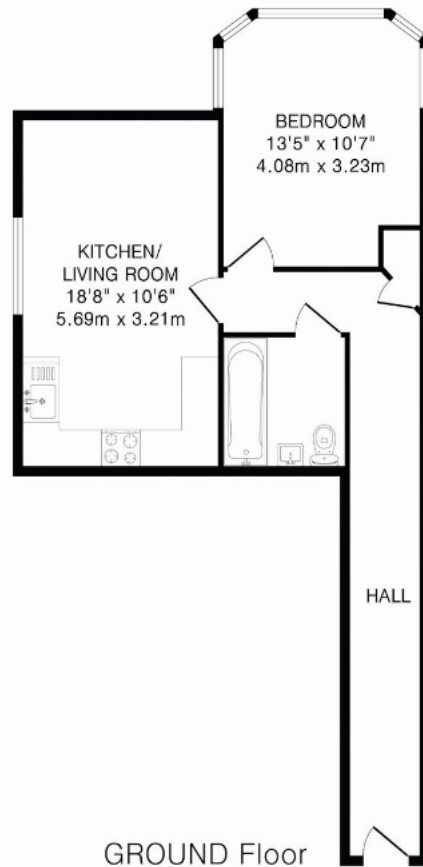


### Buyers Information

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.







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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