



1 bedroom



1 bathroom



1 reception



Communal Gardens



Allocated



EPC Band B

Leasehold

Council Tax Band:

D £2,371.27 (2025-2026)

Local Authority:

Welwyn Hatfield Borough Council



Spacious, beautifully presented 1-bed top floor apartment in exclusive Wilshire Park with well-balanced accommodation and allocated parking.

Description

Set on the top floor of a modern development, this stunning one-bedroom apartment offers exceptional living with style and space. Accessed via lift or staircase, the bright and airy layout welcomes you in. The heart is a generous open plan living and kitchen area, perfect for relaxing and entertaining, with sleek integrated appliances and ample storage. The vast double bedroom provides a peaceful retreat, easily accommodating additional furniture. A standout is the modern bathroom with a white four-piece suite finished to a high specification, and two large storage cupboards enhance practicality. The additional benefit is a fully boarded loft with lighting. Externally, there's allocated parking and open green spaces, offering rare tranquillity. Leasehold: From 26/4/2021, 146 years remaining. Service Charge: £1280 pa (approx). Ground Rent for flat: £250 pa. Ground Rent for Wilshire Park: £250 pa. Note: Ground Rent increases after 2030 (minimal amount TBC).

Location

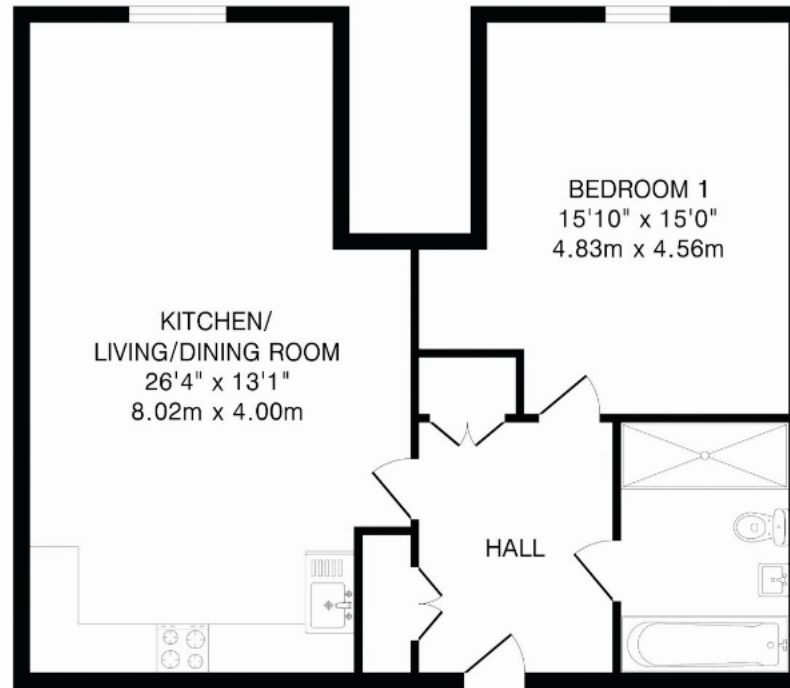
The village of Welwyn is within walking distance and offers a range of independent shops, Tesco Express, doctor's surgery and numerous eating and drinking establishments, along with the renowned St. Marys primary school and Welwyn North mainline rail

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









Third Floor

TOTAL FLOOR AREA: 751 sq.ft.(69.7 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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