



1 Bedroom



1 Bathroom



1 Reception



Communal Garden



Residents



EPC Band C

Leasehold

Council Tax Band:

C £2,107.80 (2025-2026)

Local Authority:

Welwyn Hatfield Borough Council



One-bedroom first-floor maisonette for over 55s in Welwyn Village. Close to shops, doctor's surgery, restaurants, Tesco Express, and sports facilities.

Description

A well-presented one-bedroom, first-floor maisonette exclusively for the over 55s, ideally situated in the sought-after St Mary's Court development in Welwyn Village. The apartment is tastefully maintained with good decorative order, featuring a modern fitted kitchen and bathroom, along with a spacious living room. Residents benefit from access to beautifully maintained communal gardens, providing an attractive and peaceful setting. The property is conveniently positioned close to local amenities including independent shops, a doctor's surgery, restaurants, Tesco Express, and various sporting facilities, with excellent transport links via the A1(M) and a bus stop directly in front of the development. Leasehold: From 25/04/1991 - 86 years remaining. Service Charge: £3,068.16 (no ground rent).

Location

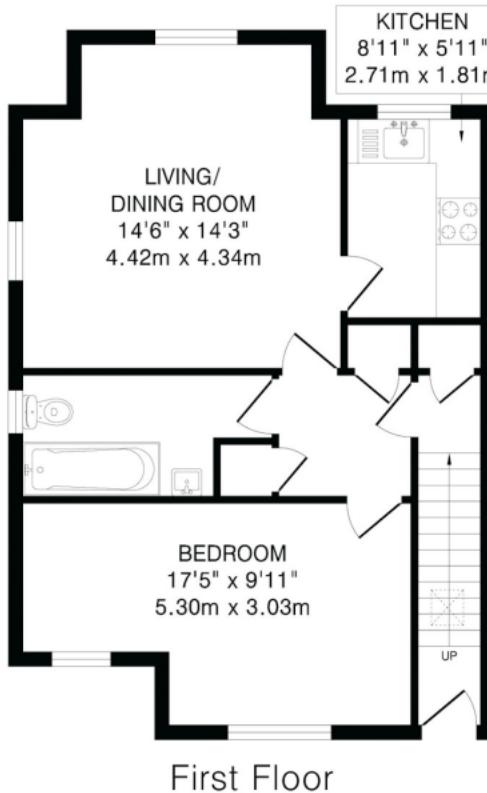
This extremely sought after development for the over 55's is located in the popular village of Welwyn offering extensive amenities which include a local primary school, a wide range of sporting facilities, independent shops and Tesco Express.

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: 570 sq.ft.(52.9 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.