

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  No Garden
-  Allocated
-  EPC Band B



Leasehold (138 years remaining)

Service Charge:
£3,200.00 per annum

Ground Rent:
£250.00 per annum

Council Tax Band:
C £2,138.03 (2026-2027)

Local Authority:
Welwyn Hatfield Borough Council

1-bedroom first-floor duplex apartment with gated parking, a short walk to Shire Business Park & Welwyn Garden City Town Centre.

Description

This immaculately presented one-bedroom duplex apartment is being sold with no onward chain and offers stylish, spacious accommodation over two levels. Upon entering, you're welcomed by a spacious hallway with a guest cloakroom and built-in storage, with stairs to the first floor. The heart of the home is an impressive open-plan living area, featuring double-height vaulted ceilings for a bright, airy atmosphere. The first floor has a landing overlooking the living space leading to a galleried bedroom with fitted wardrobes and a modern en-suite bathroom, including a bath, walk-in shower, wash hand basin, and WC. The apartment is accessed via a well-maintained communal reception lobby with lift and stair access.

Externally, the property includes secure gated parking for one vehicle, with additional visitor parking located at the front of the building.

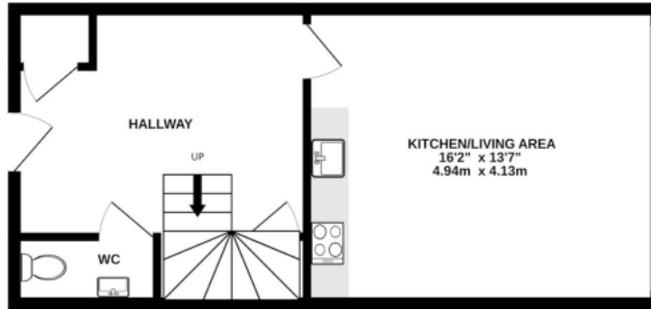
Location

Welwyn Garden City town centre offers diverse amenities and shops. Easily reach Welwyn North and Welwyn Garden City rail stations for frequent trains to London Kings Cross, Moorgate, and Cambridge. A1M junction 6 is just a 10-minute drive away.

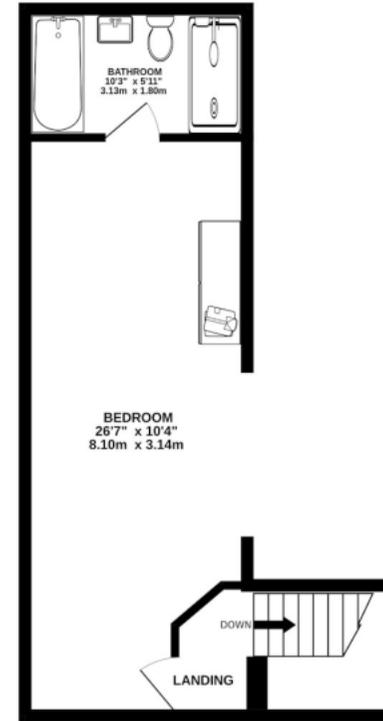


Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.





GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed on site.

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.