



1 Bedroom



1 Bathroom



1 Reception



Communal



Allocated Parking



EPC Band C

Leasehold (110 years remaining)

Service Charge:  
£1,965.30 per annum

Ground Rent:  
£200.00 per annum

Council Tax Band:  
B £1,870.78 (2026/27)

Local Authority:  
Welwyn Hatfield Council



1-bedroom corner flat with dual-aspect open-plan living, private entrance & parking, well located for town centre and London rail links.

### Description

A well-presented one-bedroom ground floor apartment, fully redecorated by the owner, positioned as a desirable corner unit in this popular development with dual-aspect open-plan living. It enjoys a private entrance and is close to Welwyn Garden City town centre with excellent transport links to London King's Cross. The accommodation includes a welcoming entrance leading into an impressive open-plan kitchen/dining/living space. This area benefits from dual windows, offering a light and spacious environment. The kitchen features wall and base units and a new vent, while the living area has ample space for dining and relaxation. There is a larger than average double bedroom and a brand new modern bathroom suite. Externally, the property has a secure allocated underground parking space and attractive communal grounds. The front garden features a unique walkway exclusive to this property. The location is convenient with amenities in town such as John Lewis, Waitrose, and Sainsbury's, and leisure facilities at Campus West. The mainline station offers excellent services to London King's Cross in around 30 minutes.

### Location

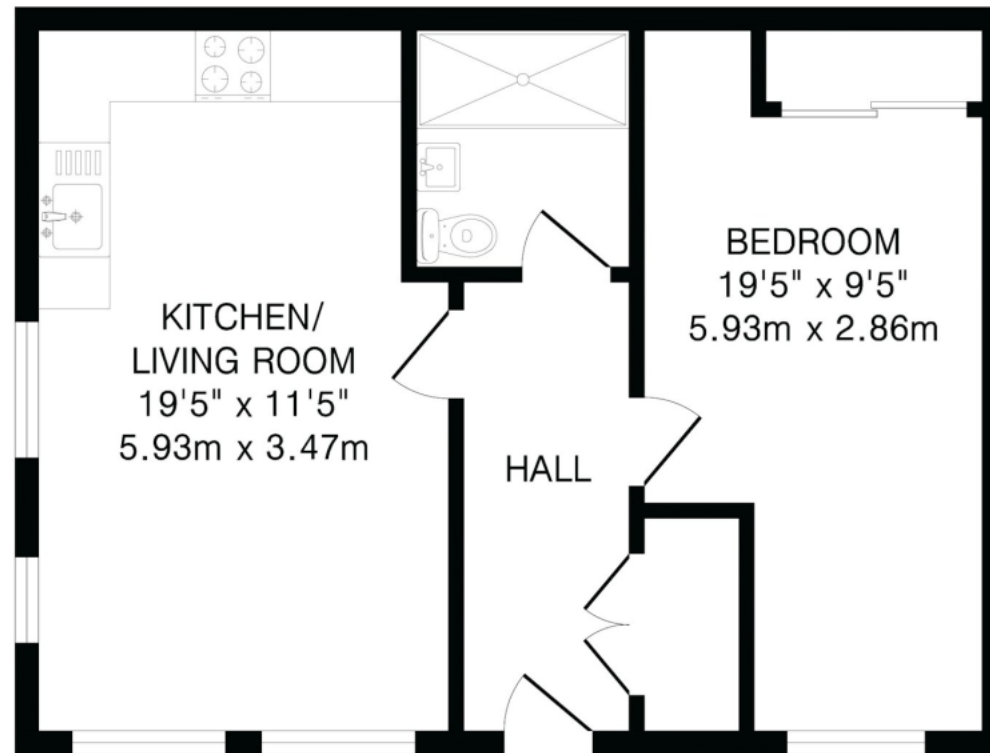
The property is ideally located just minutes from mainline rail services and the town centre's amenities like John Lewis, the Howard Shopping Centre, and various bars and eateries. Easy access to the A1(M), M25, and A414 makes it highly convenient.

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: 510 sq.ft.(47.3 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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