

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Communal Garden
-  Allocated
-  EPC Band E

Leasehold

Council Tax Band:
D £2,291.70 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council



A 2-bedroom, 2-bathroom apartment with a unique design, offering impressive living space in a popular modern lift-serviced development.

Description

An impressive two-bedroom, two-bathroom apartment in a modern development offering spacious living. The 'L'-shaped living and dining area provides a flexible space for relaxing and entertaining. The separate, fully fitted kitchen is well-appointed. Both bedrooms are generously sized, with the principal bedroom featuring an en-suite shower room. A modern family bathroom completes the accommodation. Residents have lift access to all floors, allocated parking, and visitor spaces. Ideally located near the town centre, amenities, and railway station, offering comfort and convenience. Close to John Lewis, restaurants, cafes, bars, and direct train links to London. Shire Park business centre is a short walk away, and A1(M) junction 6 is a 5-minute drive. Leasehold: 199 years from 1/10/2016. Ground Rent: £10 pa. Service Charge: £224 pm.

Location

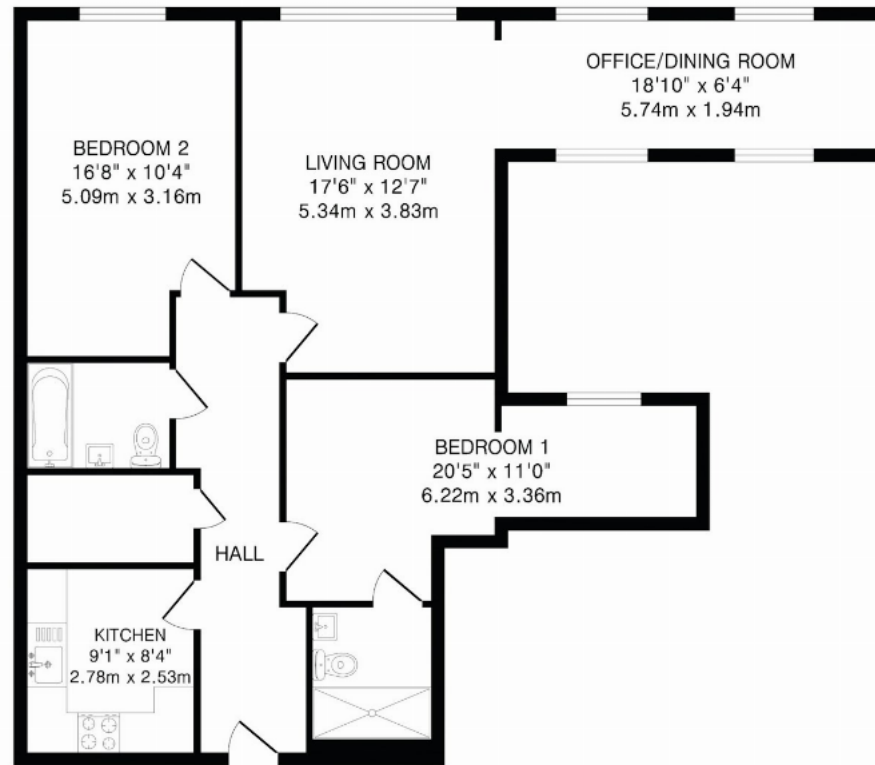
Close to amenities like John Lewis, eateries, and bars, with a mainline station offering direct links to London King's Cross, St Pancras, and Moorgate. Shire Park is nearby, and A1(M) junction 6 is a 5-minute drive.

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.









First Floor

TOTAL FLOOR AREA: 991 sq.ft.(92.0 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.