



2 bedrooms



1 bathroom



1 reception



Communal Garden



Allocated



EPC Band C

Leasehold

Council Tax Band:  
E £2,800.97 (2025/26)

Local Authority:  
Welwyn & Hatfield





Spacious West Side retirement apartment, 2 double bedrooms, large living room, parking, ample storage. Sold with no onward chain.

### Description

CHAIN FREE, SPACIOUS TWO-BEDROOM RETIREMENT APARTMENT IN PRIME WESTSIDE LOCATION. This exceptionally spacious and naturally bright two-bedroom retirement apartment is exclusively available to residents aged 55 and over. Ideally situated in a quiet and sought-after position on the Westside of Welwyn Garden City, this well-appointed property offers both comfort and convenience, just a short walk from the Town Centre and John Lewis department store. The apartment features a large, welcoming living/dining area, perfect for entertaining or relaxing, and a well-equipped fitted kitchen with ample storage and workspace. The generous principal bedroom benefits from an en suite bathroom, while a separate WC adds further practicality for guests. A second bedroom provides flexible space, ideal as a guest room, hobby area or home office. Additional highlights include a private storage area within the building, along with access to a communal storage facility for added convenience. The property also comes with allocated parking, additional guests parking available on site.

### Location

Located in desirable West Side, Welwyn Garden City, Asquith House on Guessens Road is close to the town centre, John Lewis, and the mainline station with direct London links. Nearby are excellent amenities and easy access to A1(M) and A414.

#### 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.



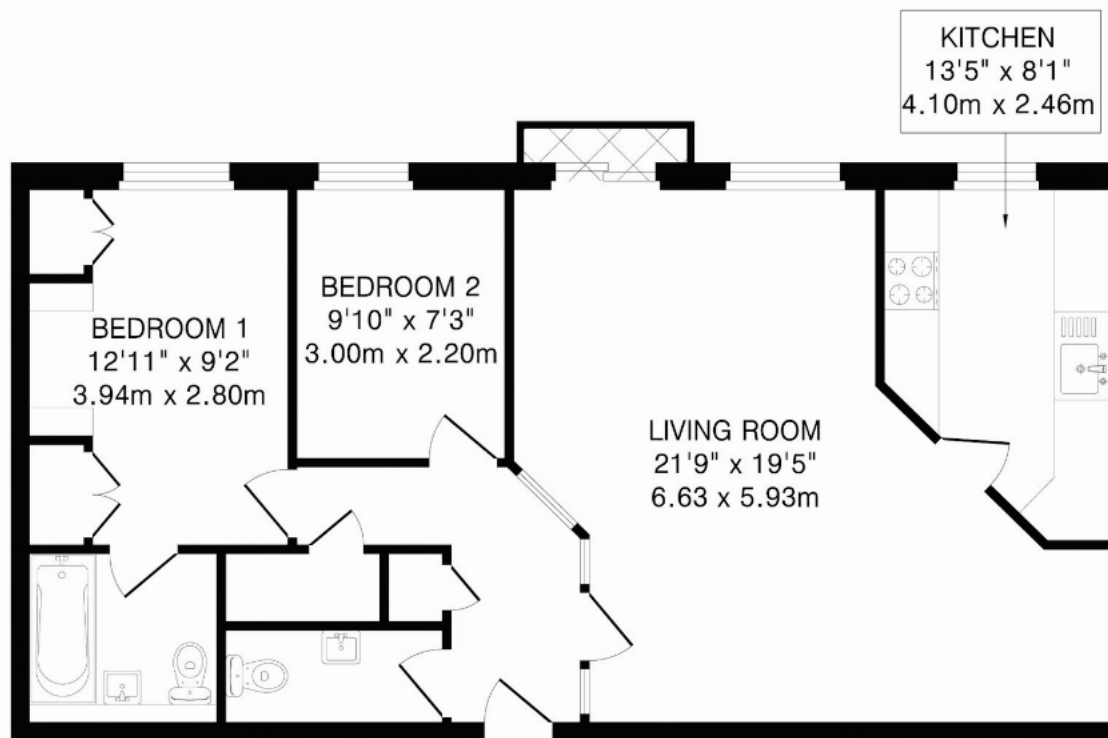












First Floor

TOTAL FLOOR AREA: 759 sq.ft.(70.5 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.