







-  2 Bedrooms
-  1 Bathroom
-  2 Receptions
-  Communal Garden
-  Allocated
-  EPC Band C

Leasehold

Council Tax Band:
E £2,800.97 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council



This exceptional two bedroom retirement apartment, offering excellent accommodation arranged over three floors. Located in a prestigious block in one of the West Side's most sought-after positions within a short walk of the town centre..

Description

Spacious two-bedroom apartment in a popular development near the town centre, spread over three floors. The property features ample space with versatile accommodation. Entry level includes a separate kitchen with generous storage at the front, a large rear reception room with French doors to communal gardens and parking, and a convenient cloakroom. The first floor comprises two bedrooms and a shower room, with the main bedroom offering built-in wardrobes. The lower ground floor hosts a second reception room, providing versatile space. Externally, there's allocated parking and communal gardens. Leasehold: 125 years from 29/9/1989. Service Charge: £480 pcm (approx). Ground Rent: £200 pa.

Location

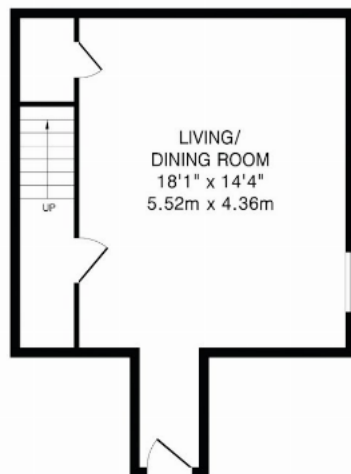
Asquith House is located centrally to the very popular 'West Side' of Welwyn Garden in Guessens Road. The development backs onto Parkway, which is one of the most prominent locations in the town, and provides access to a station & high street.

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.

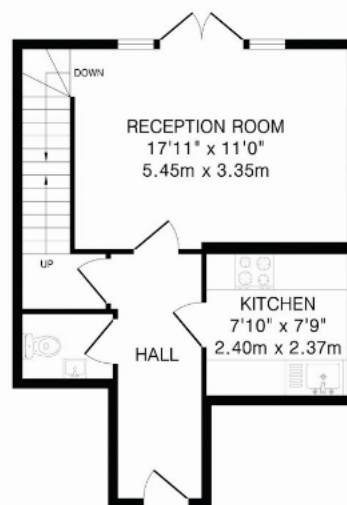




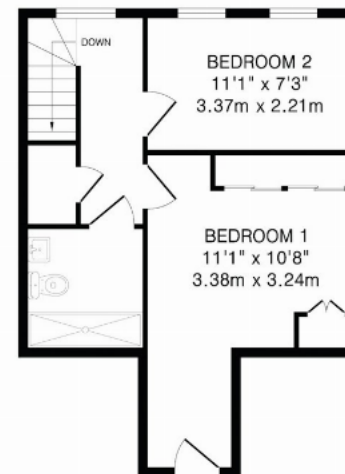




Lower Ground Floor
345 sq.ft.(32.0 sq.m)approx.



Ground Floor
361 sq.ft.(33.5 sq.m)approx.



First Floor
354 sq.ft.(32.8 sq.m)approx.

TOTAL FLOOR AREA: 1060 sq.ft.(98.3 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.

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.