

FOR SALE



One Bedroom Apartment, Broadwater Road, Welwyn Garden City, Herts

ASKING PRICE OF £235,000

MARTIN&CO



One Bedroom 2nd Floor Apartment

Broadwater Road, WGC

ASKING PRICE OF £235,000

- CHAIN FREE!!
- Stylish One Bedroom Apartment
- Open-Plan Lounge/Kitchen/Diner
- Integrated Appliances
- Secure Underground Parking Space
- Video Entry-Phone System
- Walking distance to Town Centre & Train Station

SUMMARY

CHAIN FREE!! this one-bedroom second floor Apartment is perfectly positioned for both Town Centre amenities and good transport links to London Kings Cross within 30 minutes. This beautifully presented apartment comprises of an open-plan kitchen/dining/lounge area, one double bedroom, and a modern bathroom suite. The property further benefits from a security video entry-phone system, lift to all floors, secure underground allocated parking, and attractive communal grounds. Welwyn Garden City Town Centre offers a good selection of shops including John Lewis, Waitrose, Sainsbury and other independent retailers, together with a variety of restaurants, bars, and the Campus West Entertainment Complex which features a Cinema, Library, Soft-Play, Roller City and many other amenities.

ENTRANCE HALL

Laminate floor, radiator, video entry-phone The lounge has two radiators, double-glazed system, full-length mirror, door leading to windows to side aspect and French doors with cupboard housing hot water/heating system, a Juliet balcony, ceiling light.
ceiling light.

BEDROOM 12' 7" x 10' 0" (3.84m x 3.05m)

OPEN-PLAN KITCHEN/LOUNGE/DINER 20' 9" x 13' 2" (6.32m x 4.01m) Carpet, radiator, large double-glazed windows to side aspect, ceiling light.

Laminate flooring throughout, the kitchen area comprises of a range of black wall and base

BATHROOM

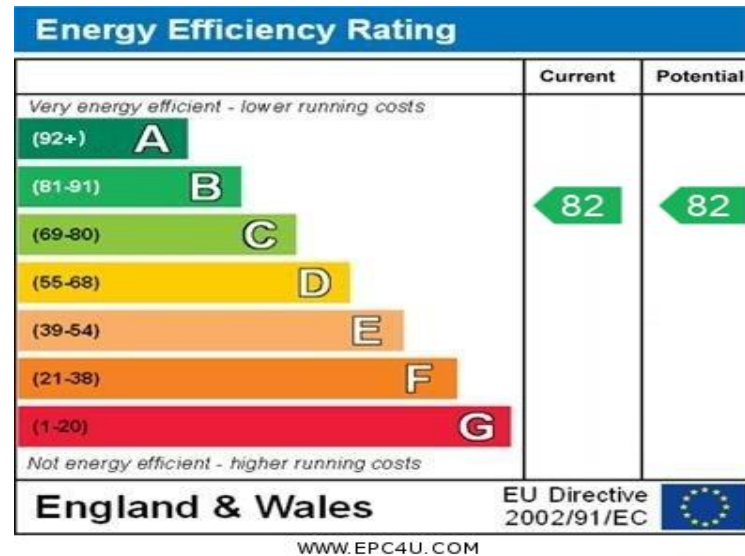
Laminate floor, white bathroom suite comprising panel enclosed bath with shower cupboard lighting, integrated Fridge-Freezer, attachment, shower screen, stainless steel Zanussi Oven & Hob with extractor hood over, taps, tiled surround, heated towel rail, slimline dishwasher, washing machine, part-extractor fan, ceiling light.
tiled walls, extractor fan, smoke alarm, and ceiling light.



EXTERNAL SPACE

Allocated parking space in secure underground carpark, bike containers in underground car park, bin store, and communal gardens.

LEASE 111 years remaining
SERVICE CHARGE £3231.58 pa incl hot water & heating
GROUND RENT £200.00 pa







Approximate Gross Internal Area = 47.9 sq m / 515 sq ft

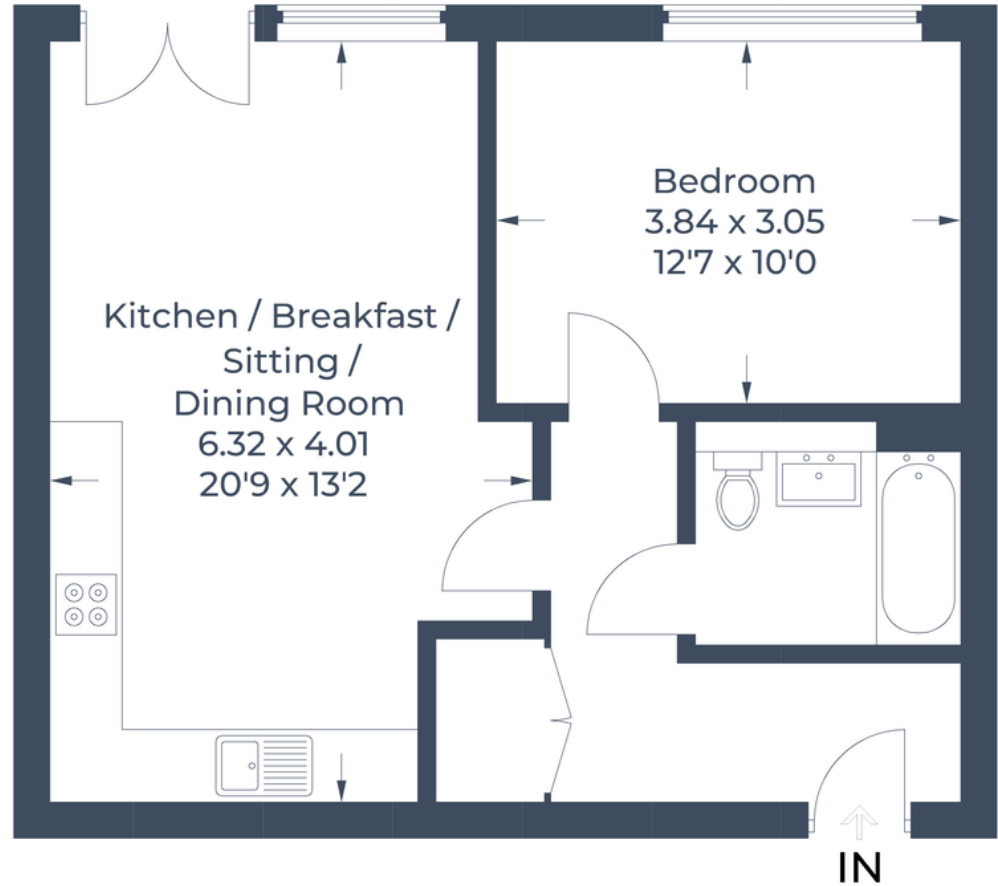


Illustration for identification purposes only, measurements are approximate, not to scale.
© G1 Property Marketing. Produced for Martin & Co

Martin & Co Welwyn
16 Howardgate • Welwyn Garden City • AL8 6BQ
T: 01707 334576 • E: welwyn@martinco.com

01707 334576
<http://welwyn.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

