

**FOR SALE**



**One Bedroom Ground Floor Apartment**  
**Liberty House, Welwyn Garden City**  
**ASKING PRICE OF £240,000**

  
**MARTIN&CO**





## One Bedroom Ground Floor

### Apartment

### Liberty House, Welwyn Garden City

**ASKING PRICE OF £240,000**

- Chain Free!!
- Modern One Bedroom Ground Floor Apartment
- Walking distance of Town Centre & Train Station
- Resident Permit Parking
- Concierge
- Video Entry-Phone System
- Close to good transport links

### SUMMARY

This immaculate one-bedroom ground floor apartment is located on the popular 'Times Square' Development in Welwyn Garden City. Situated within walking distance of the Town centre, the property features a stylish open-plan kitchen / lounge, double bedroom with ensuite bathroom, and allocated permit parking. The Development itself is well maintained with excellent facilities including a concierge service, and features a beautiful and spacious Atrium. Welwyn Garden City offers excellent transport links including trains to King's Cross within 30 minutes, making it ideal for commuters. There is a supermarket within a 10 minute walk and the Town Centre benefits from a good range of local amenities, including a variety of shops, restaurants, and leisure activities.

**KITCHEN/LOUNGE 21' 10" x 14' 2" (6.67m x 4.32m)**

A composite front door leads directly into the kitchen/lounge area. The kitchen area features laminate flooring, single radiator, a range of modern walnut effect base units, white gloss wall units, laminate work surfaces, and a stainless-steel sink with mixer tap, and splash-back. There is also a kitchen island/breakfast bar with integrated Neff Electric oven and hob with filter-hood over, space for fridge-freezer, cupboard housing hot water and heating system with space for washing machine, smoke alarm, extractor fan, LED ceiling lights. The lounge area is carpeted and features a video entry-phone system, double radiator, large double-glazed window with fitted blinds to front aspect, extractor fan, smoke alarm, inset LED ceiling lights

Carpet, radiator, double-glazed window to front aspect, double wardrobe with plenty of storage space, door leading to ensuite bathroom, ceiling light.

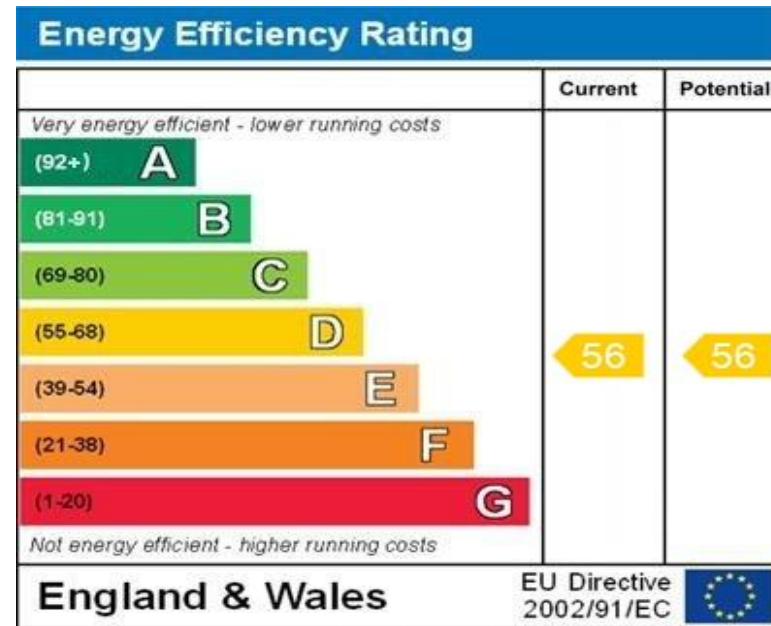
**ENSUITE BATHROOM**

Tiled floor, heated towel rail, part-tiled walls, white bathroom suite comprising vanity sink with stainless steel mixer tap, low-level flush WC, bath with electric shower, separate shower attachment, mixer tap and tiled surround, extractor fan, LED inset ceiling lights.

**OUTSIDE SPACE**

Allocated resident permit parking, attractive communal gardens.





WWW.EPC4U.COM





Approximate Gross Internal Area = 51.0 sq m / 549 sq ft



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

## Martin & Co Welwyn

16 Howardsgate • Welwyn Garden City • AL8 6BQ  
T: 01707 334576 • E: [welwyn@martinco.com](mailto: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.