

FOR SALE



Chequers Field, Welwyn Garden City

Two Bedroom, Two Bathroom, Apartment

ASKING PRICE OF £250,000

MARTIN&CO



Chequers Field, Welwyn Garden City

Two Bedroom, Two Bathroom Apartment

ASKING PRICE OF £250,000

- Well Presented Two Bedroom, Two Bathroom, 2nd Floor Apartment
- Balcony
- Ensuite to Master
- Allocated Parking
- Gas Central Heating
- Entryphone System
- Loft Part Board
- Communal Gardens & Bicycle Storage



SUMMARY

This well presented **TWO** bedroom second floor Apartment is located on this convenient and popular development within walking distance of the **TOWN CENTRE** and **TRAIN STATION**. The Apartment features an **ENSUITE** to the master bedroom, and pleasant views from the spacious living area, featuring a small balcony, perfect for letting in natural light and fresh air, open-plan kitchen with integrated appliances, ensuite to master bedroom, and a second bedroom suitable as an extra bedroom, gaming room, or home office. There is a partly boarded loft, and the property further benefits from **ALLOCATED PARKING** and visitor parking. Welwyn Garden City has a variety of shops, restaurants, cafes and other leisure amenities, and the Train Station has regular services to Kings Cross within 30 minutes. Viewing is **HIGHLY RECOMMENDED!!**

ENTRANCE HALL

Carpet, cupboard housing Ideal Combi Boiler, utility meters, light, and storage space. Entryphone system, radiator, hatch to loft, part boarded with loft ladder, and light.

LOUNGE/DINER 21' x 9' 10" (6.4m x 3m)

Carpet, two radiators, two double-glazed windows with fitted blinds, double-glazed doors to a small balcony, inset LED ceiling lights.

KITCHEN 9' 0" x 7' 1" (2.76m x 2.16m)

Vinyl floor, a range of Beech effect wall and base units with laminate work surfaces, stainless steel sink with mixer tap, part-tiled walls, integrated fridge-freezer and dishwasher, Zanussi oven and gas hob with extractor hood over, extractor fan, smoke alarm, LED ceiling lights.



MASTER BEDROOM 10' 11" x 9' 5" (3.34m x 2.88m) BATHROOM

Carpet, radiator, double-glazed windows to rear aspect with fitted blinds, ceiling light. Door leading to Ensuite;

Vinyl floor, white bathroom suite comprising panel enclosed bath with silver mixer tap, rainfall shower and separate shower attachment, low-level flush WC, pedestal sink with stainless steel taps, double-glazed obscure window to side aspect, extractor fan, ceiling lights.

ENSUITE

Tiled floor, heated towel rail, double shower cubicle with electric shower, white low-level WC, white pedestal sink with stainless steel taps, extractor fan, ceiling light.

EXTERNAL SPACE

Allocated parking, ample visitor parking, communal gardens and bicycle storage.

BEDROOM TWO 9' 5" x 5' 10" (2.88m x 1.80m)

Carpet, double-glazed window to rear aspect with fitted blind, ceiling light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
59.1 sq m / 636 sq ft

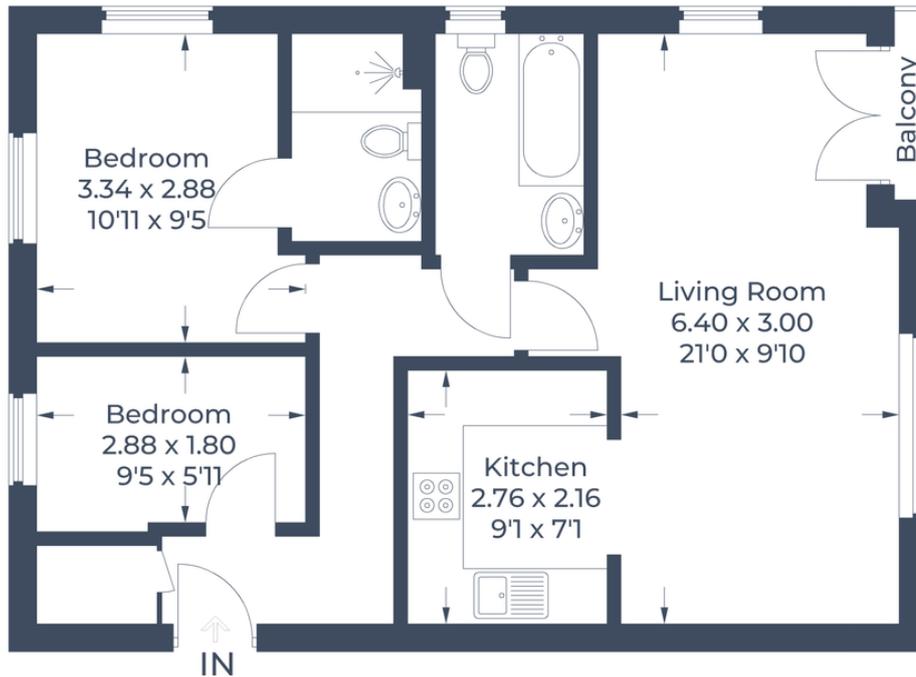


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