

FOR SALE



Two Bedroom, Two Bathroom Apartment, Berwick Place, Welwyn Garden City
ASKING PRICE OF £250,000


MARTIN & CO



Berwick Place, Welwyn Garden City

2 Bedrooms, 2 Bathrooms

ASKING PRICE OF £250.000

- Two Bedroom, Two Bathroom Apartment
- Top Floor
- Ensuite and built-in wardrobe to Master
- Allocated Parking
- Quiet location approx. 2 miles from the Town Centre and Train Station

SUMMARY

This well presented modern **TWO BEDROOM 2ND FLOOR** Apartment is located in this popular development within walking distance of the Town Centre and Train Station. The property features an open-plan reception and modern fitted kitchen, two double bedrooms, bathroom, ensuite to master, and allocated parking. Berwick Place is well placed within easy reach of local shops, amenities and excellent road and rail links. Viewing is highly recommended!

ENTRANCE HALL

Laminate floor, radiator, entry-phone system, storage cupboard housing utility meters, loft hatch, smoke detector, ceiling light.



OPEN-PLAN LOUNGE/DINER/KITCHEN

Vinyl floor, a range of wall and base units with fan, ceiling light.

laminated work surfaces, stainless steel sink

with mixer tap, part-tiled walls, integrated oven **BEDROOM TWO**

and hob, fridge, freezer and washing machine, Carpet, radiator, double-glazed window with ceiling lights. The lounge area features carpet, fitted blind, storage cupboard housing two radiators, double-glazed window with Worcester boiler.

fitted blind, coving, ceiling lights x 2.

BATHROOM

Vinyl floor, radiator, three piece bathroom suite comprising panel enclosed bath with shower attachment, pedestal sink with stainless steel taps, low-level flush WC, part-tiled walls, extractor fan, ceiling light.

BEDROOM ONE

Carpet, radiator, double-glazed window with fitted blind, built-in double wardrobe, coving, ceiling lights. Door leading to;

ENSUITE TO MASTER

Vinyl floor, radiator, low-level flush WC, **EXTERNAL SPACE**

pedestal sink with mixer tap, fully tiled double **Allocated parking space. Communal gardens.**

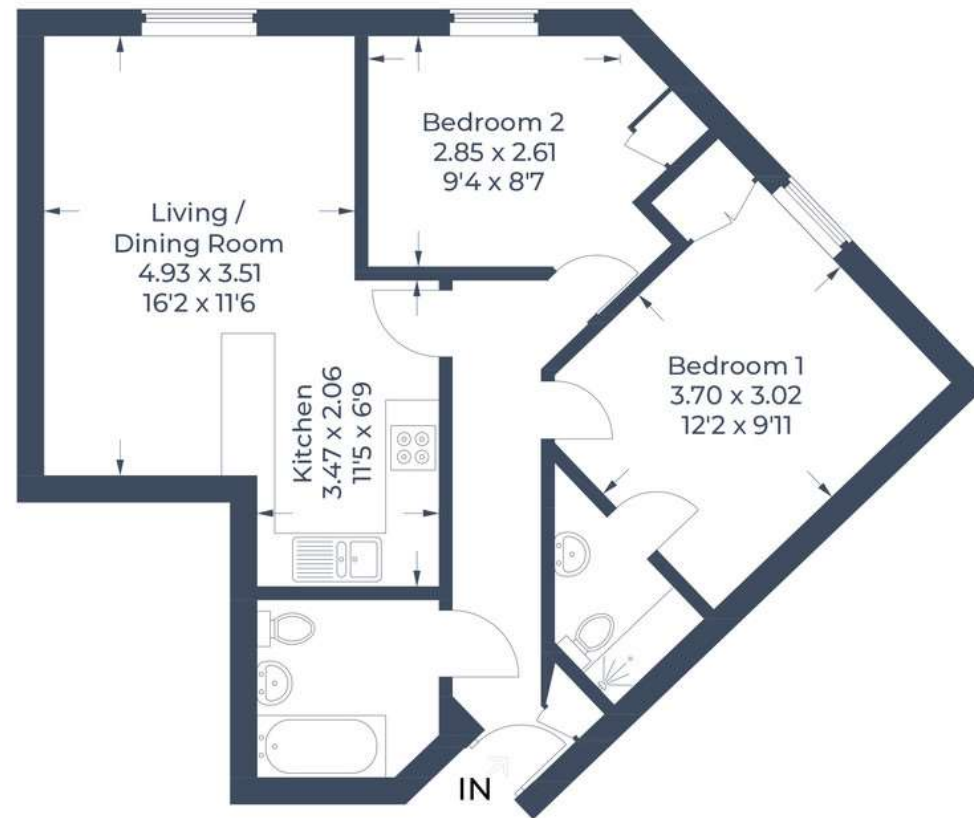




Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 59.1 sq m / 636 sq ft



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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