



91 Knightsfield, West Side, Welwyn Garden City, AL8 7JE  
Guide price £310,000





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TWO DOUBLE BEDROOM GRADE II LISTED SPLIT LEVEL APARTMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND MAINLINE STATION

This Grade II listed split level apartment is conveniently located within a mile or less of popular schooling, amenities and the town centre with mainline railway station. The accommodation is set over the first and second floor and comprises entrance hall, sitting room with balcony, spacious fitted kitchen, cloakroom, two double bedrooms with built in storage and shower room. Externally are generous communal grounds and parking for residents and visitors.

#### THE AREA

This property is situated in popular Knightsfield location within 1 mile of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Renowned local primary and secondary schooling are just a short walk away. Sports clubs, Gosling Sports Park and The Campus West, theatres, cinema and library are also situated within close proximity of the property.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Staircase to the first floor. Access to:

##### LIVING ROOM 15'2" x 10'9" (4.62m x 3.28m)

Gas fireplace with feature surround. Patio doors opening to the balcony overlooking the gardens.

##### KITCHEN

Spacious and modern fitted kitchen with a range of wall and base units with worktops and tiled splash backs. 1½ bowl stainless steel sink and drainer. Electric oven and hob with extractor over. Cupboard housing the washing machine. Window to the front.

##### CLOAKROOM

Comprising low level wc and wash hand basin. Window to the side.

##### FIRST FLOOR

##### LANDING

Loft hatch. Access to:

##### BEDROOM ONE 15'2" x 10'10" (4.62m x 3.30m)

Fitted wardrobes. Windows to the side and rear.

##### BEDROOM TWO 12'3" x 9'6" (3.73m x 2.90m)

Fitted wardrobes. Windows to the front and side.

##### SHOWER ROOM

Comprising low level wc, pedestal was hand basin and shower cubicle. Tiled walls. Window to the front.

##### OUTSIDE

Communal parking to the front. Generous communal grounds to the rear. Drying area.

##### FURTHER INFORMATION

This property is leasehold, assumed 125 years from 1983 with a £10pa ground rent and approximately £300pa service charge. Council tax band: C

##### VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

##### MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.







IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firms employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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