



PUTTERILLS

est. 1992

19 Rosanne House, Bridge Road
West Side, Welwyn Garden City AL8 6DE
Offers in excess of £300,000

CHAIN FREE TWO BEDROOM APARTMENT IN HIGHLY SOUGHT AFTER DEVELOPMENT WITHIN A STONE'S THROW OF THE TOWN CENTRE AND MAINLINE STATION

Located in a highly sought after development in the heart of Welwyn Garden City town centre is this apartment within a stone's throw of the mainline railway station, Campus West and a wide range of facilities. Offered for sale chain free, the accommodation comprises communal hall with video entry system and lift, entrance hall, open plan living room/modern fitted kitchen with built in appliances, two good sized bedrooms, modern en suite shower room and bathroom. Externally is secure allocated parking and further visitor parking. The property benefits from double glazing and gas central heating.

THE AREA

Situated in a highly sought after West Side location in the heart 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 schooling, local sports clubs and The Campus West for theatre, cinema and library are all within walking distance.

THE ACCOMMODATION COMPRISES

COMMUNAL HALL

Video entry system. Lift and staircase access to the apartment and parking area.

ENTRANCE HALL

Video entry phone. Access to:

OPEN PLAN LIVING ROOM/KITCHEN
18'5" x 13'11" (5.61m x 4.24m)

Modern fitted kitchen with an attractive range of wall and base units with granite worktops and upstands and under unit lighting. 1 bowl sink and drainer. Built in Neff appliances including electric oven and hob with extractor over, fridge, dishwasher and washer/dryer. Sash window to the front.

BEDROOM ONE 13'11" x 9'9" (4.24m x 2.97m)

Sash window to the front. Door to:

EN SUITE

Modern suite comprising low level wc, vanity wash hand basin and shower cubicle. Heated towel rail. Part tiled walls.

BEDROOM TWO 13'11" x 9'1" max (4.24m x 2.77m max)

Fitted cupboard. Sash window to the front.

BATHROOM

Modern suite comprising low level wc, vanity wash hand basin and enclosed panel bath with shower over. Heated towel rail. Part tiled walls.

OUTSIDE

Visitor parking to the front.

BASEMENT

Gated access leading to the basement with allocated parking space. Space for storage unit.

FURTHER INFORMATION

Council tax band: D

This property has a share of the freehold with a term of 990 years remaining. There is a yearly peppercorn ground rent and the service charge is approximately £2800 pa - including buildings insurance.

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

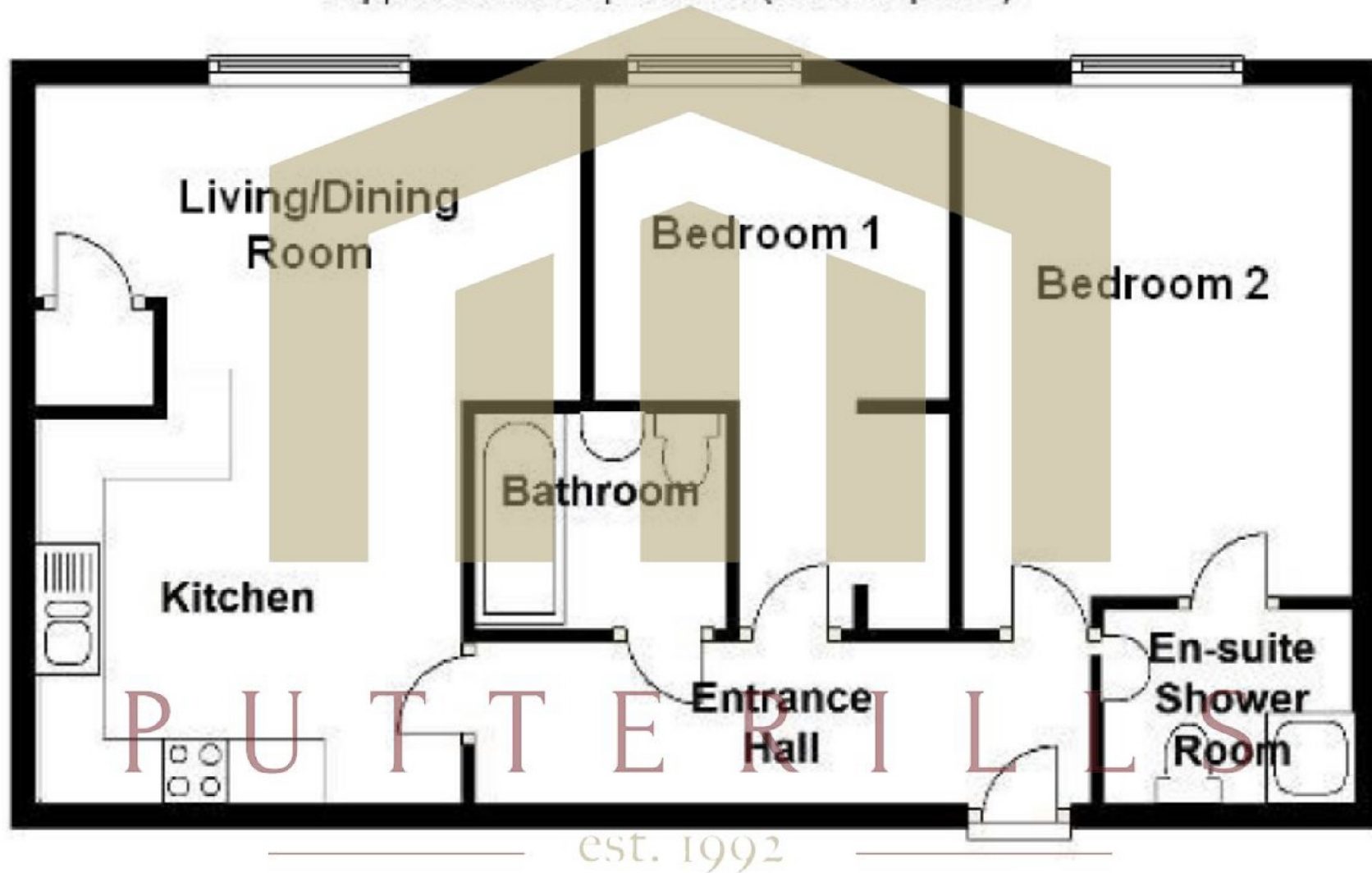
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.







Approx. 55.2 sq. metres (594.5 sq. feet)



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