



P U T T E R I L L S

— est. 1992 —

6 Orion Court Clock House Gardens
Welwyn Village AL6 9FR
Guide price £325,000

TWO BEDROOM TOP FLOOR APARTMENT WITH PARKING IN NEWLY BUILT DEVELOPMENT CLOSE TO AMENITIES, MAINLINE STATIONS AND TOWN CENTRES

This newly built top floor apartment is positioned in a popular development in Welwyn Village within very short walking distance of the High Street and within close proximity of Welwyn North mainline station. Welwyn Garden City town centre with wide range of facilities and further mainline station is just a short drive away. The well presented accommodation comprises entrance hall with storage, open plan modern fitted kitchen/living room with integrated appliances and doors to the balcony, two bedrooms with balcony to second bedroom, modern en suite shower room and further modern bathroom. The property benefits from allocated parking for two cars and a 10 year Build Zone warrantee.

THE AREA

In a popular newly built development within walking distance of Welwyn Village High Street with amenities including doctors, dentists, public houses, restaurants and Tesco Express. Within close proximity are both Welwyn North and Welwyn Garden City mainline stations with fast and frequent services into London Kings Cross and Moorgate. Welwyn Garden City town centre is a short drive away and offers a range of facilities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Providing good transport links via road is the A1(M) which is within easy access. Renowned primary schooling is within walking distance with secondary schooling just a short distance away.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Security entry phone. Airing cupboard housing washing machine and tumble dryer. Access to:

OPEN PLAN KITCHEN/LIVING ROOM 23'10" x 11'1" (7.26m x 3.38m)

Kitchen fitted with a range of grey gloss style wall and base units with worktops and

upstands. 1.5 bowl sink and drainer. Electric oven and gas hob with stainless steel extractor over and coloured glass tiled splashback. Integrated fridge/freezer and dishwasher. Feature radiators. Full length windows to the front with patio doors opening onto the decked and glass balcony to the rear.

BEDROOM ONE 16' x 13'10" (4.88m x 4.22m)

Fitted sliding mirrored wardrobes. Full length window to the rear. Access to:

EN SUITE SHOWER ROOM

Modern suite comprising low level wc with flush panel, vanity wash hand basin and shower cubicle. Tiled walls and flooring.

BEDROOM TWO 12'7" x 8'7" (3.84m x 2.62m)

Fitted sliding mirrored wardrobes. Patio door to further decked and glass balcony to the front.

BATHROOM

Another modern suite comprising low level wc with flush panel, vanity wash hand basin and enclosed panel bath with shower over, glass screen and side mounted mixer tap. Tiled walls and flooring.

OUTSIDE

Allocated parking for two cars.

VENDOR COMMENTS

We love the feel and sense of this flat. It just has such a lovely friendly warm feel to it, and I'll miss walking up to the front door and coming inside. It's got such a lot of natural light. It's really nice to sit out on the balcony at the back in the summer and look out into the woodland. Our neighbours are lovely and very friendly.

FURTHER INFORMATION

Council tax band: D

This property is leasehold for 125 years from construction in 2016. The service charges are approximately £1100pa with a ground rent of £350pa.

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.







