



PUTTERILLS

est. 1992

12 St Marys Court
Ottway Walk, Welwyn Village AL6 9AU
Guide price £230,000

CHAIN FREE ONE BEDROOM RETIREMENT HOUSE WITH LANDSCAPED COMMUNAL GARDENS AND ALLOCATED PARKING WITHIN WALKING DISTANCE OF THE HIGH STREET

This chain free and rarely available retirement house is situated in a quiet and enclosed Welwyn Village development. Within walking distance is the High Street and amenities and just a short drive away is Welwyn Garden City town centre and mainline railway stations. The internal accommodation has been newly redecorated and comprises entrance hall, cloakroom, fitted kitchen, living room with fireplace and patio doors to paved seating area, double bedroom and en suite shower room. Externally is allocated bay parking to the front and pretty landscaped communal gardens.

THE AREA

Situated in convenient village location within walking distance to local amenities including doctors, dentists, public houses, restaurants, a Tesco Express and Marks & Spencer. Within close proximity is Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Both Welwyn North and Welwyn Garden City mainline railway stations offer 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.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Staircase to the first floor. Access to:

CLOAKROOM

Low level wc and wash hand basin. Window to the front.

KITCHEN 10'4" x 5'10" (3.15m x 1.78m)

Fitted with a selection of wall and base units with worktops over and tiled splash backs. Sink and drainer. Electric oven and hob. Space for fridge/freezer. Plumbing for washer/dryer. Window to the front.

LIVING ROOM 12'8" x 12'7" (3.86m x 3.84m)

Electric fireplace with feature surround. Under stairs storage cupboard. Patio doors opening to paved seating area overlooking communal grounds.

FIRST FLOOR

LANDING

Storage cupboard. Velux window to the rear. Door to:

BEDROOM 21'1" x 9'4" max (6.43m x 2.84m max)

Fitted wardrobes. Storage cupboard. Airing cupboard. Dual aspect with Velux to the front and window to the rear. Door to:

SHOWER ROOM

Comprising low level wc, pedestal wash hand basin and shower cubicle. Tiled

flooring. Window to the front.

OUTSIDE

Paved seating area directly from the living room overlooking the landscaped communal gardens.

Allocated bay parking to the front.

FURTHER INFORMATION

This property is freehold. Current charges as from 1st April 2018 are £184pcm to include garden maintenance, alarm checks, window cleaning, gas checks and boiler maintenance.

Council tax band: D

EER: F

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.





