



P U T T E R I L L S

— est. 1992 —

113 Chequers Field
Welwyn Garden City AL7 4TX
Guide price £250,000

MODERN SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT WITH PARKING ON POPULAR DEVELOPMENT CLOSE TO THE TOWN CENTRE AND MAINLINE STATION

This modern and spacious ground floor apartment is situated on a popular development within easy reach of the town centre, mainline railway station, amenities, Gosling Sports Park and Stanborough Lakes. The property offers an ideal opportunity for investors, first time buyers and commuters and comprises entrance hall with storage and entry phone, living room with patio doors onto lawn, modern fitted kitchen with appliances, two bedrooms, an en suite shower room and further bathroom. The property benefits from allocated parking and communal grounds and is fully alarmed.

THE AREA

This property is situated within walking distance 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. Sports clubs, Gosling Sports Park and The Campus West for theatre, cinema and library are also situated within close proximity of the property.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Security entry phone. Storage cupboard with washer/dryer. Airing cupboard. Access to:

LIVING ROOM 22'1" x 11'10" (6.73m x 3.61m)

Window to the front, patio doors opening onto communal garden. Open to:

KITCHEN 9'1" x 5'7" (2.77m x 1.70m)

Fitted with a modern range of wall and base units with worktops over and tiled splash backs. Stainless steel sink and drainer. Electric oven and gas hob with stainless steel extractor and splash back. Integrated fridge/freezer and dishwasher. Tiled flooring. Window to the front.

BEDROOM ONE 11'1" x 10'2" (3.38m x 3.10m)

Fitted wardrobes. Window to the rear. Door to:

EN SUITE

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

BEDROOM TWO 9' x 7'5" (2.74m x 2.26m)

Window to the rear.

BATHROOM

Comprising low level wc, pedestal wash hand basin and panel enclosed bath with

shower over and glass screen. Tiled walls and flooring. Window to the front.

OUTSIDE

Communal gardens and allocated parking.

FURTHER INFORMATION

This property is leasehold with approximately 140 years left - there is a yearly service charge including reserve fund of £1151.39 and yearly ground rent of £350.

Council tax band: C

EER: 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.





