



P U T T E R I L L S

— est. 1992 —

102 Broadwater Road, Welwyn Garden City, AL7 3BZ  
**Guide price £280,000**

## TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WITH UNDERGROUND PARKING ON MODERN DEVELOPMENT WITHIN HALF A MILE OF THE TOWN CENTRE AND MAINLINE STATION

Situated on a modern development within half a mile of the town centre with mainline station and wide range of facilities is this top floor apartment offering an ideal opportunity for investors, commuters and first time buyers. The internal accommodation is accessed via lift and video security entry and comprises entrance hall with storage, open plan living room and stylish fitted kitchen with integrated appliances and patio doors onto the Juliet balcony, a double bedroom, second single bedroom and bathroom. Benefits include secure underground parking space, bike store and landscaped communal courtyard garden.

### THE AREA

Situated in popular and modern development within a 0.5 miles and a short walk 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. Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are within walking distance.

### FRONT DOOR OPEN TO:

#### ENTRANCE HALL

Storage cupboard. Video entry phone system. Access to:

### OPEN PLAN LIVING ROOM/ KITCHEN 20' x 14'11" (6.10m x

Stylish kitchen fitted with a range of grey gloss wall and base units with worktops over and tiled splash backs. Stainless steel sink and drainer. Electric oven and hob with extractor over and stainless steel splash back. Integrated fridge/freezer, dishwasher and washer/dryer. Window and patio doors onto Juliet balcony.

### BEDROOM ONE 13' x 10' (3.96m x 3.05m)

Fitted wardrobes with mirrored sliding doors. Window to the rear.

### BEDROOM TWO 13'7" x 8'2" (4.14m x 2.49m)

Window to the rear.

### BATHROOM

Low level wc, pedestal wash hand basin and enclosed panel bath with shower over.

### OUTSIDE

Landscaped communal courtyard garden. Secure underground parking space. Bike store.

### FURTHER INFORMATION

This property is leasehold for 120 years from 2011 with a yearly ground rent of £250 and a monthly service charge of £200.

Council tax band: C

EER: B

### 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.



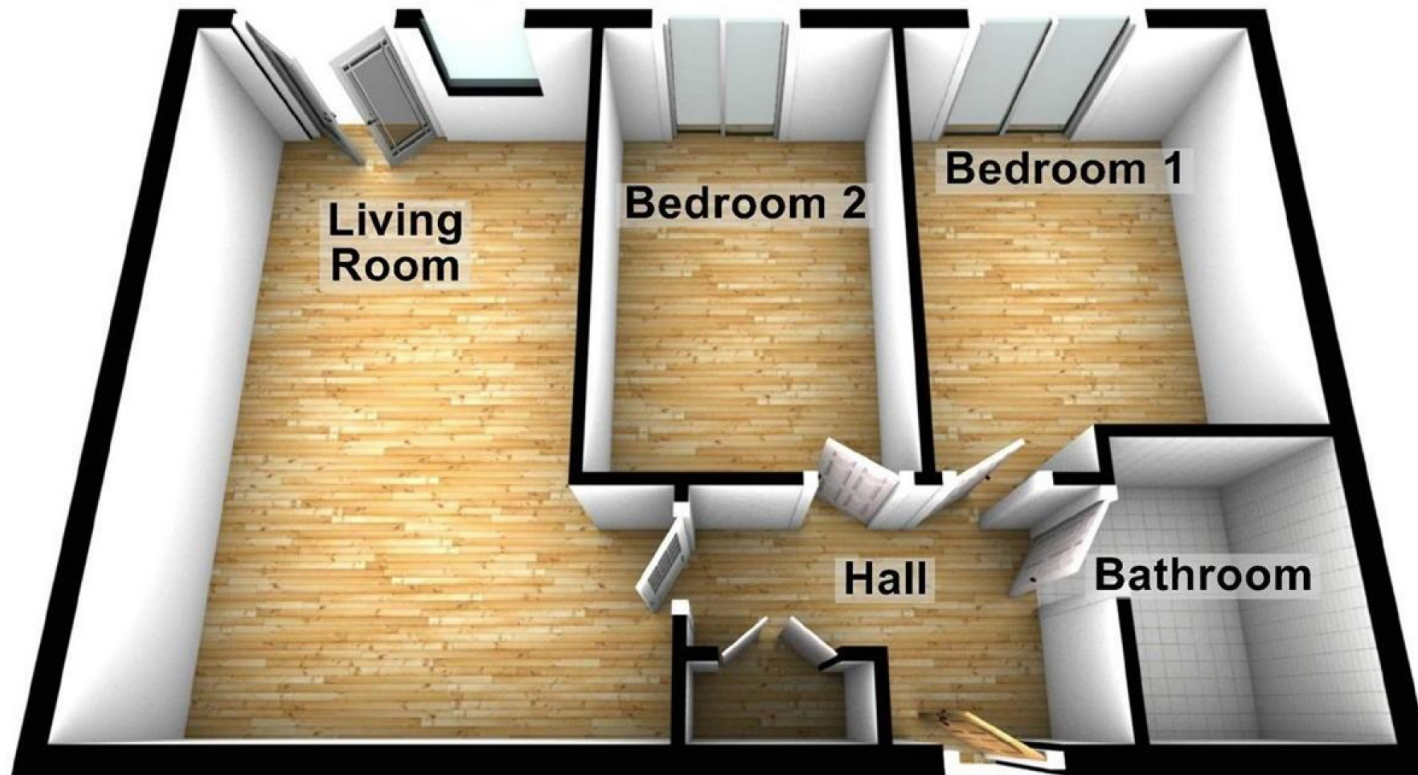






## Ground Floor

Approx. 52.4 sq. metres (563.7 sq. feet)



Total area: approx. 52.4 sq. metres (563.7 sq. feet)



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