



PUTTERILLS

— est. 1992 —

23 Parkway Gardens, West Side, Welwyn Garden City, AL8 6JW

Guide price £265,000

GROUND FLOOR DOUBLE BEDROOM APARTMENT HALF A MILE OF THE TOWN CENTRE AND MAINLINE STATION IDEAL FOR COMMUTERS, INVESTORS AND FIRST TIME BUYERS

This GROUND FLOOR apartment ideal for commuters, investors and first time buyers is located in a quiet West Side cul de sac within half a mile of Welwyn Garden City town centre with wide range of facilities and mainline railway station. The accommodation comprises entrance hall, modern and stylish fitted kitchen with appliances, living room with bay window, double bedroom and bathroom. The property benefits from communal gardens and allocated and visitor parking.

THE AREA

Situated in a central location half a mile 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 also all within walking distance.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Security entry phone. Opening to:

KITCHEN 18'6" x 9'2" (5.64m x 2.79m)

Modern kitchen fitted with a stylish range of wall and base units with granite style worktops over and tiled splash backs. 1/5 bowl sink and drainer. Neff electric double oven, warming drawer and electric hob with extractor over. Integrated Neff fridge/freezer,

Neff dishwasher and washer/dryer. Breakfast bar with seating. Tiled flooring. Window to the side. Access to:

LIVING ROOM 17'9" into bay x 11'1" (5.41m into bay x 3.38m)

Bay window to the rear.

BEDROOM 12'1" x 10'3" (3.68m x 3.12m)

Fitted wardrobes. Window to the rear.

BATHROOM

Low level wc, pedestal wash hand basin and enclosed panel bath with shower over and glass screen. Heated towel rail. Tiled walls and flooring. Window to the rear.

OUTSIDE

Communal gardens. Allocated parking and visitor bays.

VENDOR COMMENTS

We were attracted to the apartment due to the peaceful and quiet location just off Parkway and the convenience of having all the main facilities we need on our doorstep. We have regularly strolled into town to enjoy a coffee or to dine out at one of our favourite eating places or to visit the local cinema. We have also explored the wider local area and

there are lots of beautiful walks and cycleways around the town with the lovely Ayot Greenway and Cole Green Way being amongst our favourites. One of the great advantages of the location is the excellent transport links with the local train station and new bus station around a 10 minute walk away. This is great for accessing London which is around 22 minutes away or for connecting to the airports at Luton, Stansted, Heathrow, and Gatwick.

FURTHER INFORMATION

This property is leasehold with 973 years remaining. There is a £530pa service charge. 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.





Ground Floor Flat

Approx. 48.8 sq. metres (525.0 sq. feet)



Total area: approx. 48.8 sq. metres (525.0 sq. feet)



PUTTERILLS

est. 1992

putterills.co.uk | 01707 393333 | wgc@putterills.co.uk

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.