



PUTTERILLS

est. 1992

1 Monica Court Applecroft Road, West Side, Welwyn Garden City, AL8 6LB

**Guide price £230,000**



## CHAIN FREE TWO BEDROOM GROUND FLOOR MAISONETTE IN PRIME WEST SIDE IDEAL TO REFURBISH WITH GARAGE, OFF ROAD PARKING AND COURTYARD

This chain free ground floor maisonette suitable for cash buyers is situated in a prime location on the West Side of Welwyn Garden City within less than a mile of the town centre with mainline railway station and wide range of facilities. The accommodation offers an ideal opportunity to refurbish and comprises entrance hall with storage, living room, kitchen, two bedrooms and bathroom. Externally is a garage, off road parking and courtyard garden.

### THE AREA

Situated in a prime West Side location within less than 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, Stanborough Lakes and The Campus West for theatre, cinema and library are also all within short walking distance.

### FRONT DOOR OPEN TO:

#### ENTRANCE HALL

Two storage cupboards. Access to:

**LIVING ROOM 15'6" x 14' (4.72m x 4.27m)**

Window to the front. Sliding door to:

**KITCHEN 8'8" x 6'11" (2.64m x 2.11m)**

Wall and base units with worktops over and tiled splash backs. Sink and drainer. Electric cooker point. Window to the front.

**BEDROOM ONE 16'4" x 10'9" max (4.98m x 3.28m max)**

Fitted wardrobes. Window to the side. Door opening onto courtyard garden.

**BEDROOM TWO 8'9" x 8'8" (2.67m x 2.64m)**

Window to the front.

#### BATHROOM

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

#### OUTSIDE

#### FRONT

Driveway providing off road parking and leading to:

#### GARAGE

Power and lighting. Up and over door to the front. Access to:

#### COURTYARD

Paved outside space with fenced boundaries.

#### FURTHER INFORMATION

This property is leasehold with approximately £50 years remaining and is suitable for cash purchasers only. The current charges are £50-£100pa.

Council tax band: C

EER: D

#### VIEWING INFORMATION

ALL APPOINTMENTS & NEGOTIATIONS THROUGH PUTTERILLS

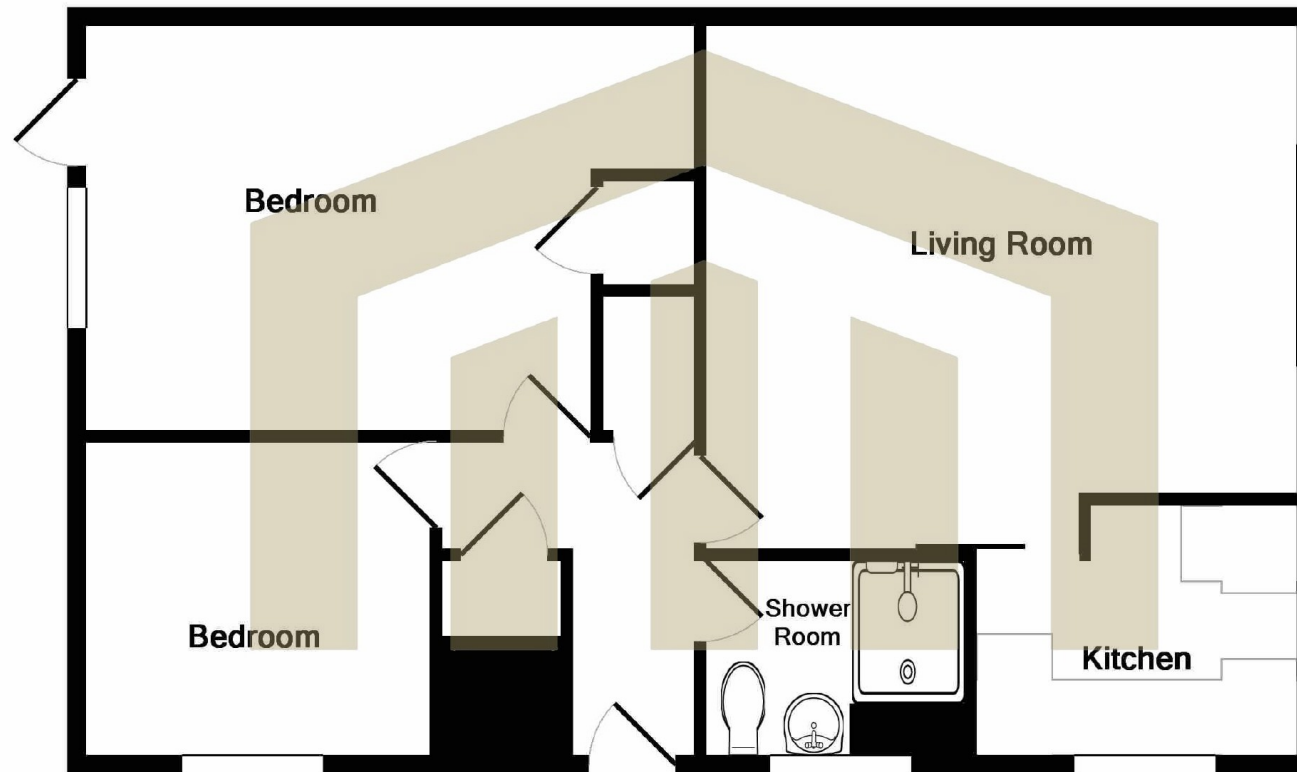
#### MORTGAGE REQUIRED?

Talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss options. Contact 01707 393333.









P U T T E R I L L S

Total Approx. Floor Area 56.8 Sq.M. (611 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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