



PUTTERILLS

est. 1992

85 Broadwater Crescent, Welwyn Garden City, AL7 3TT

Guide price £225,000

TWO BEDROOM GROUND FLOOR FLAT LOCATED WITHIN EASY ACCESS TO THE TOWN CENTRE AND THE MAINLINE STATION

A chain free two bedroom ground floor flat situated within close proximity to Welwyn Garden City and the mainline train station ideal for commuters, first time buyers and investors.

Internal accommodation comprises entrance, living room, two good sized bedrooms, modern fitted kitchen and a white bathroom suite. Externally the property has communal grounds and communal parking spaces.

The property is currently securing a rental value of £925 Per calendar month. Other benefits include double glazing and gas central heating.

THE AREA

THE AREA: Situated in popular location within a 0.4 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.

ENTRANCE HALL

Security entry phone. Access leading to all rooms.

LIVING ROOM 15'07" X 11'11"

Double glazed window to front. Laminate flooring.

BEDROOM ONE 12'05 X 8'06"

Double glazed window to front.

BEDROOM TWO 16'01 X 6'11"

Double glazed window rear.

BATHROOM

White suite comprising low level wc. Wash hand basin with vanity unit. Enclosed panelled bath with shower over.

KITCHEN

Modern fitted kitchen with a selection of wall and base units.

Laminate style worktops. Stainless steel sink and drainer. Space for fridge/freezer. Plumbing for washing machine. Electric cooker point. Tiled flooring.

EXTERIOR

Communal grounds. Communal parking spaces.

FURTHER INFORMATION

Lease: tbc
Council tax: tbc
Epc: C

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS



