

FOR SALE



Nutfield, Welwyn Garden City, Herts

One Bedroom, One Bathroom, Apartment

ASKING PRICE OF £220,000

MARTIN&CO



Nutfield, Welwyn Garden City One Bedroom, One Bathroom

ASKING PRICE OF £220,000

- CHAIN FREE!!
- One Bedroom ground floor Flat
- Quiet cul-de-sac location close to open countryside
- New kitchen
- New flooring throughout
- Gas Central Heating
- Secluded communal garden to rear
- Communal Parking



SUMMARY

This **CHAIN FREE** one-bedroom ground floor property is located within a quiet cul-de-sac in the popular Haldens area, just a short drive of the Town Centre and Train Station, and within walking distance of excellent local amenities. The property is in a secluded position with views out onto open countryside, and features an entrance hall, updated bathroom, brand new kitchen, new flooring throughout, lounge, double bedroom and great storage. Externally, there are attractive communal gardens and local amenities including a large Bakery/Coffee lounge, restaurants, takeaways, Pub, Supermarket, Pet Shop, and Post Office. WGC Town Centre has a variety of restaurants, shops, gyms, and the Campus West Leisure Complex, and there are fast train links to London, Kings Cross within 30 minutes.

ENTRANCE HALL

Composite front door, vinyl floor, entry-phone system, two large storage cupboards and further cupboard housing hot water tank, ceiling light.

LOUNGE 13' 4" x 11' 10" (4.07m x 3.62m)

Carpet, double radiator, double-glazed window to side aspect, two ceiling lights.

DOUBLE BEDROOM 13' 4" x 10' 9" (4.06m x 3.30m)

Carpet, radiator, double-glazed window to front aspect, ceiling light.

KITCHEN 11' 5" x 10' 11" (3.49m x 3.33m)

Vinyl floor, radiator, a range of new white wall and base units, grey laminate work surfaces, stainless steel sink and taps with tiled surround, space for fridge/freezer and washing machine, large cupboard housing Boiler, double-glazed window to rear aspect, ceiling light



BATHROOM

Vinyl floor, radiator, white bathroom suite comprising panel enclosed bath with stainless steel taps, tiled surround, pedestal sink with stainless steel taps, low-level flush WC, double-glazed obscured window to rear aspect, ceiling light.

EXTERNAL SPACE

Storage cupboard, secluded communal gardens to rear, featuring a grassed area surrounded by mature trees and shrubs, just minutes from open countryside. Communal parking.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 49.5 sq m / 533 sq ft

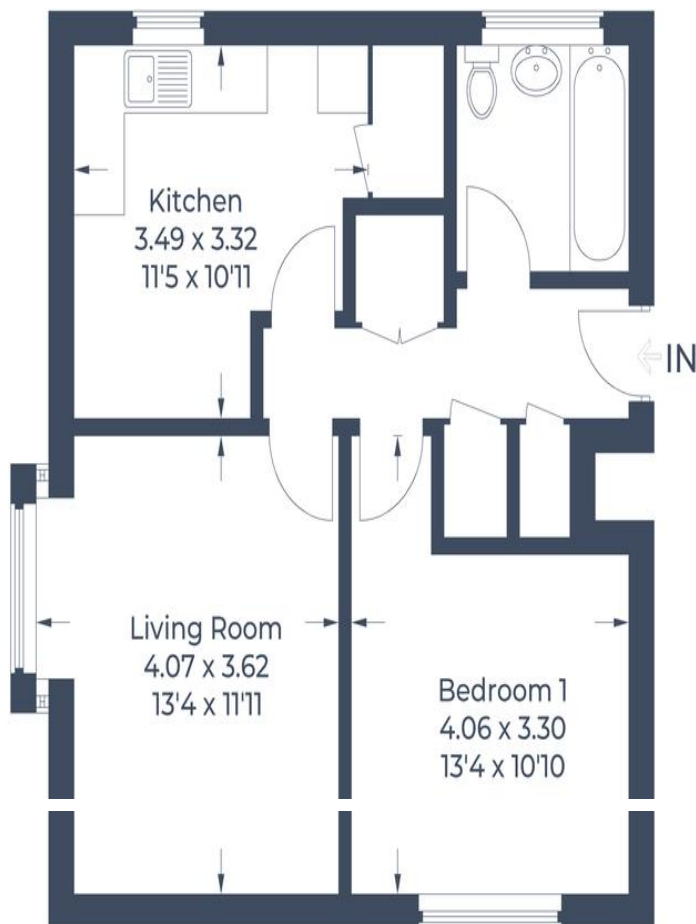


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Martin & Co.

Martin & Co Welwyn

16 Howardsgate • Welwyn Garden City • AL8 6BQ
T: 01707 334576 • E: welwyn@martinco.com

01707 334576
<http://welwyn.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Surveyor.

