

FOR SALE



CHAIN FREE!!

Nutfield, Welwyn Garden City

One Bedroom, One Bathroom, Apartment

ASKING PRICE OF £210,000





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**
- **Communal Parking**
- **Secluded communal gardens to rear**
- **Ideal for residential or investment purposes**



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

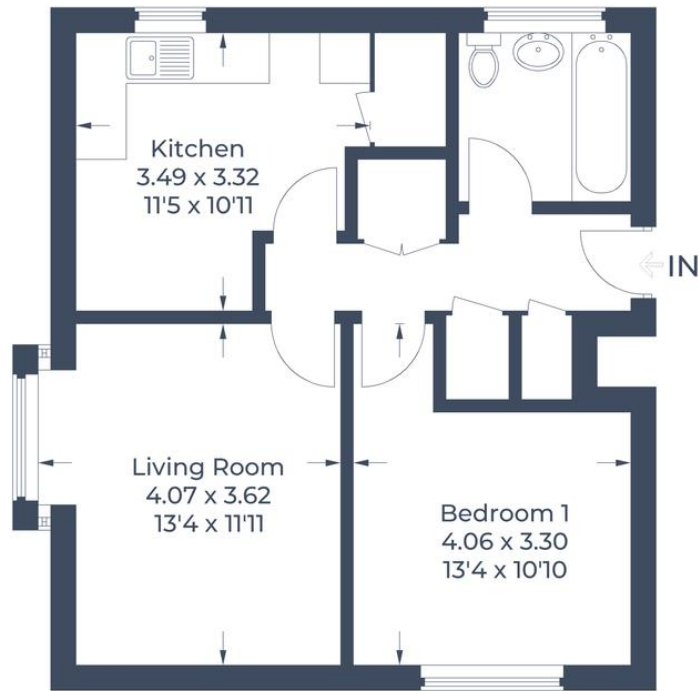


Illustration for identification purposes only,
measurements are approximate, not to scale.
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