

FOR SALE



One Bedroom Ground Floor Apartment
Sir John Newsom Way, Welwyn Garden City
ASKING PRICE OF £185,000


MARTIN & CO



Sir John Newsom Way, Welwyn Garden City

One Bedroom, One Bathroom Apartment

ASKING PRICE OF £185,000

- **CHAIN FREE!!**
- **One Bedroom Ground Floor Apartment**
- **Walking distance to local Amenities, Town Centre and Train Station**
- **Parking**
- **Ideal for First Time Buyers or Investment opportunity**

SUMMARY

CHAIN FREE! Martin & Co welcome to the market this one-bedroomed ground floor apartment situated in a convenient and popular location. The property comprises entrance hall, lounge, kitchen, bathroom, and double bedroom. The property also has allocated parking. The property is situated in close proximity to local transport and within walking distance of the town centre featuring John Lewis, Waitrose, Sainsbury and various other shops and amenities. The mainline train station has fast links to London Kings Cross, and services to Moorgate and Peterborough. The apartment would also be a great investment opportunity – viewing is **HIGHLY RECOMMENDED!!**

HALLWAY

Carpet, entry-phone system, airing cupboard housing hot water tank, coving, ceiling light.

LOUNGE 12' 6" x 10' 4" (3.81m x 3.15m) Vinyl floor, white bathroom suite with Carpet, radiator, TV point, double-glazed window to rear aspect, coving, ceiling light. Entrance to;

KITCHEN 10' 9" x 5' 10" (3.30m x 1.78m)

Vinyl floor, a range of fitted beech wall and base wood effect units with under cupboard lighting, laminate work surfaces, stainless steel sink with mixer tap, part-tiled walls, integrated appliances including oven and hob with extractor hood over, fridge/freezer, dishwasher and washing machine, double-glazed window to rear aspect, inset LED ceiling lights.

BATHROOM Vinyl floor, white bathroom suite with panel enclosed bath, mixer tap and shower attachment, low-level WC, pedestal wash hand-basin with chrome taps, part-tiled walls, frosted double-glazed window, shaver point, extractor fan, ceiling light.

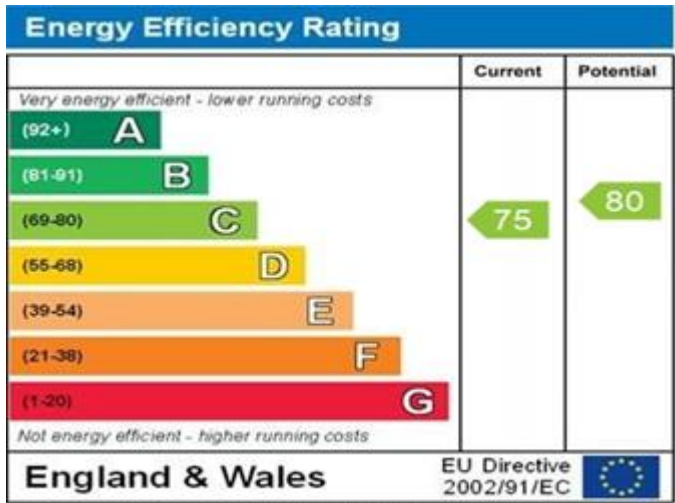
BEDROOM 12' 6" x 9' 10" (3.81m x 3.00m)

Carpet, radiator, double-glazed windows to front aspect, built-in wardrobe, ceiling light.

OUTSIDE SPACE

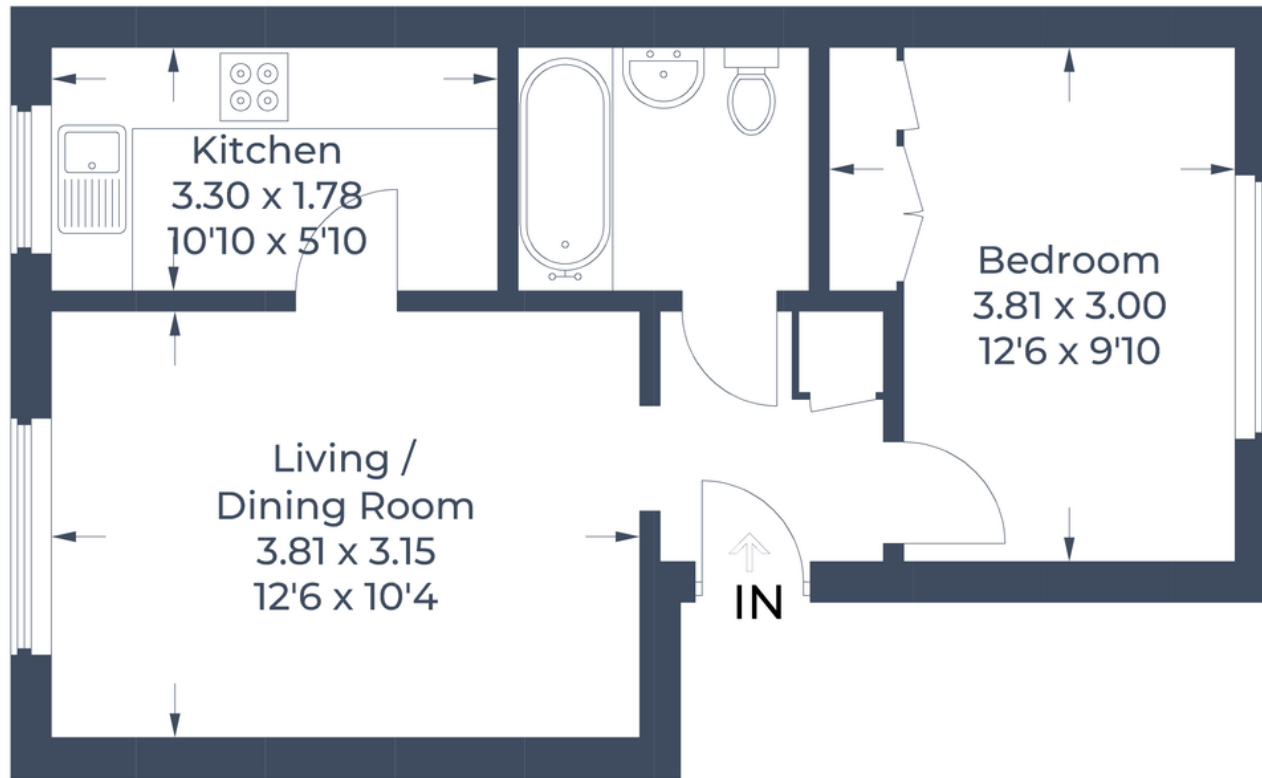
Allocated parking space, well-maintained mature communal grounds.





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Approximate Gross Internal Area = 39.0 sq m / 420 sq ft



Ground Floor

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