


Ottway Walk, Welwyn, AL6 9AU

 1 Bedroom

 1 Shower Room

 1 Reception Room

 Allocated Parking

 Private Courtyard Garden

 EPC Band C

Council Tax
Band: C – £2,014.16 (2024-2025)

Leasehold: from 24/06/1987.
87 years remaining.
Service Charge: £3000 pa.
No ground rent.

Guide Price
£325,000 Leasehold

 **ashtons**
for life's great moves



A delightful, spacious one bedroom ground floor apartment, situated on a particularly pleasant development in this desirable village location.

Description

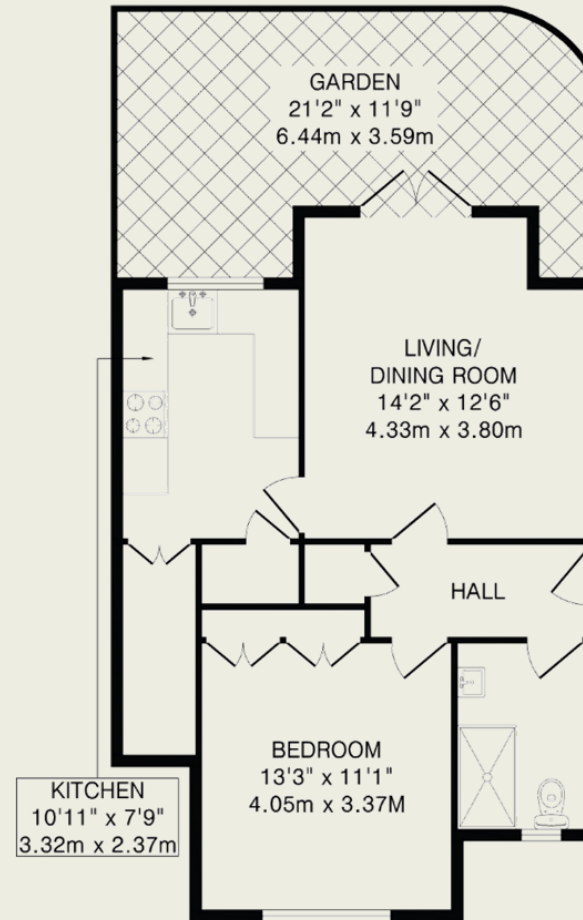
Happily, this charming residence has been updated and refurbished by the current owners, to a very high standard throughout.

A bright entrance hall leads into the property and has a large cupboard for the storage of coats and shoes. The dual-aspect, spacious living/dining room is west-facing and the pretty courtyard garden, with attractive raised beds, is accessed from this room via French doors. The stylish modern kitchen benefits from a very deep storage cupboard which would make a superb pantry.

The generous double bedroom boasts two especially deep, double fitted wardrobes and the modern shower room is bright and airy.

Location

This extremely sought after development for the over 55's is located in the popular village of Welwyn offering extensive amenities which include a local primary school, a wide range of sporting facilities, independent shops and Tesco Express, restaurants, dentist and doctors surgery. Most transportation links are close by, with a bus stop right outside the property, A1(M) junction 6 is just half a mile away and Welwyn North mainline train station is about two miles away (London Kings Cross 21 minutes by fast train).



Ground Floor

TOTAL FLOOR AREA: 549 sq.ft. (51.0 sq.m) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third-party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligation to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.