

FOR SALE



**Winston House, Blossom Drive, Welwyn Garden City**  
Full and shared ownership options available

**MARTIN & CO**



**Winston House, Blossom  
Drive, Welwyn Garden City  
2 Bedrooms, 1 Bathroom  
Fixed Price £310,000**

- South Facing - sun all day
- Allocated parking (+visitors)
- Long Lease - 995 years remaining
- Low Service Charge £74.60/month
- Pets Permitted (application required)

Ideally positioned within close proximity to Welwyn Garden City Railway Station, this well-presented first-floor apartment offers bright and spacious accommodation throughout.

The property comprises a welcoming entrance hall with two large storage cupboards, two generous double bedrooms, a contemporary bathroom and a stylish open-plan kitchen, dining and living area with south facing dual aspect windows, creating an ideal space for modern living.

Additional benefits include an allocated parking space, communal secure bike store, a long lease (995 years remaining) gas central heating and a low service charge (£74.60/month). Pets are permitted, application required.

Shared ownership option also available from £124,000 with a minimum share of 40% -  
Eligibility -  
5% deposit required (£6200 at 40%)  
You do not own another property.  
The annual household income cannot exceed £80,000.

You are a permanent UK resident or have indefinite right to remain.

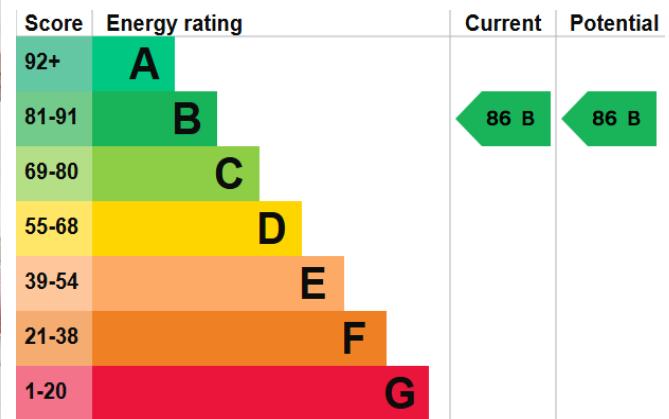
Rent amount (with 40% ownership) £506.63

Service charges are estimated and may subject to change. Rent and service charges will be reviewed annually by the housing provider, usually on 1st April each year.

Welwyn Garden City boasts an excellent range of amenities and shopping facilities, including John Lewis, Waitrose and the Howard Centre. The town benefits from a mainline railway station providing fast and frequent services into London King's Cross and Moorgate, while the A1(M) offers convenient road access. A variety of leisure and recreational facilities are also nearby, including Gosling Sports Park, Stanborough Lakes, and Campus West, which features a theatre, cinema and library.

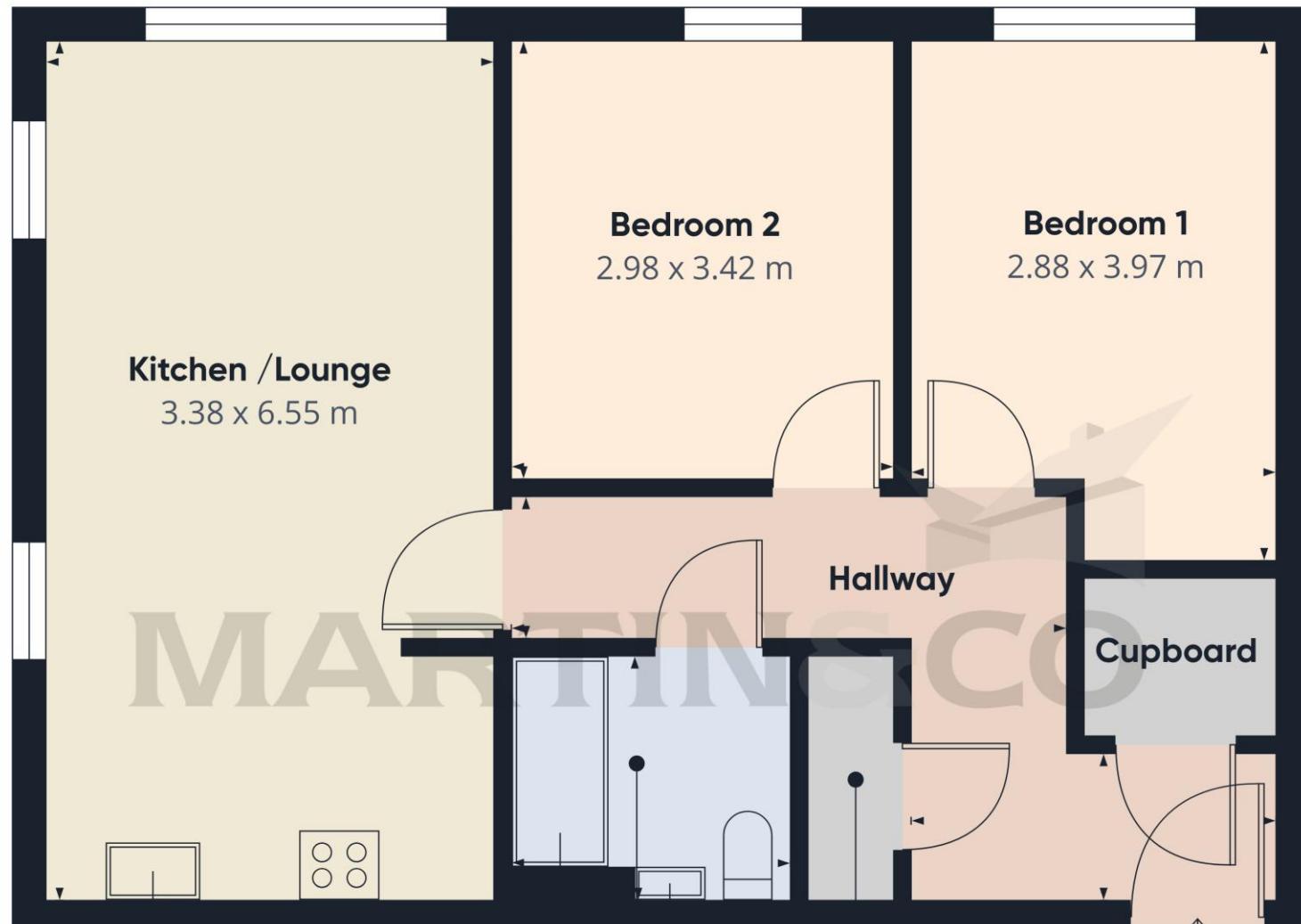
Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Intelligent Services Group Ltd who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







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Approximate total area<sup>(1)</sup>  
60.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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**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 Solicitor or Surveyor.