



Fountain House Parkway, Welwyn Garden City AL8 6DS

welcome to

Fountain House Parkway, Welwyn Garden City

This beautifully presented first-floor apartment offers modern living in the very heart of Welwyn Garden City town centre. With fantastic views overlooking the fountain, the property combines stylish design with convenience and comfort. The spacious entrance hall includes a useful utility cupboard, leading into an impressive open-plan kitchen, living, and dining area that is perfect for both everyday living and entertaining. Two bright and airy double bedrooms provide ample space, complemented by a sleek, modern fitted bathroom. Additional benefits include double glazing throughout, five years remaining on the NHBC Build Warranty, a long lease, and the rare advantage of allocated parking, ensuring both practicality and peace of mind for future owners. The location is exceptional, with Welwyn Garden City train station just a short walk away, offering fast connections into London. A wide range of shops, restaurants, and amenities are right on the doorstep, including John Lewis, making this apartment an ideal choice for those seeking both convenience and lifestyle.



Hallway

Laminate flooring, electric radiator, downlights, door video entry, storage cupboard.

Lounge/Kitchen/Dining

19' 5" x 17' 4" (5.92m x 5.28m)

Double glazed windows overlooking the fountain, laminate flooring, electric radiator, downlights, wall and base units, integrated fridge freezer, Bosch oven, Neff induction hob and extractor fan, Hoover dishwasher, Candy washing machine, sink/drainer, electric radiator, downlighters.

Bedroom One

14' 10" x 8' 11" (4.52m x 2.72m)

Double glazed window, carpet, electric radiator, downlighters.

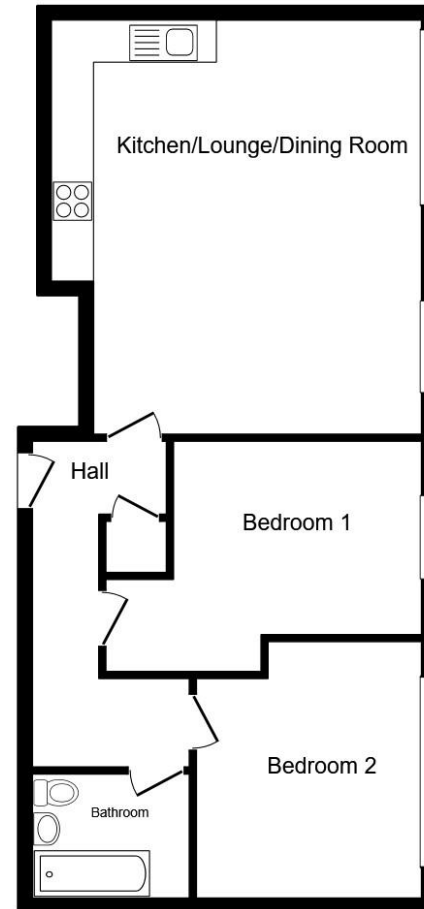
Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

Double glazed window, carpet, electric radiator, downlighters.

Bathroom

Tiled walls and flooring, W/C, wash hand basin, vanity unit, bath with rainfall shower and shower head attachment.



Total floor area 66.6 m² (716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Fountain House Parkway, Welwyn Garden City

- First Floor Apartment
- Two Bedrooms
- Allocated Parking
- Town Centre Location
- 5 Years Remaining NHBC

Tenure: Leasehold EPC Rating: E
Council Tax Band: C Service Charge: 3072.00
Ground Rent: Ask Agent

offers in excess of

£375,000



check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109319 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk