

Celia House WELWYN GARDEN CITY £265,000

Leasehold



2 bedrooms



1 bathroom



1 reception room



garden



****CHAIN FREE**** A warm and welcoming FIRST FLOOR apartment positioned in a PRIVATE development at the end of a small lane which is only a HOP, SKIP AND A JUMP from the MAINLINE STATION. Bright and airy with light flooding from front to back (EAST TO WEST). A great apartment offering substantial square footage and benefiting from TWO DOUBLE BEDROOMS, plenty of STORAGE, separate KITCHEN BREAKFAST ROOM and a larger than average lounge with two windows. A great addition of ONE ALLOCATED PARKING BAY. Such an inviting home to relax and unwind after a hard days work. Fully serviced communal areas including carpeted hallways and security intercom. Manicured external grounds and private gardens. This great starter home is positioned ever so close to the town centre. An internal viewing is highly recommended to appreciate this beautiful apartment. An investor could achieve in the region of £950 pcm. Energy rating C.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Security intercom, carpeted hallways and stairs. Access to the communal garden.

APARTMENT ENTRANCE

Carpeted hallway with large airing cupboard plus additional storage cupboard.

LOUNGE

Larger than average room with a dual aspect view over the gardens.

KITCHEN BREAKFAST ROOM

4.73m x 2.61m (15' 6" x 8' 7") A large range of wall and base shaker style units. Space for larder fridge/ freezer. Integrated oven and inset hob. Space and plumbing for washing machine and dryer. Large breakfast area which can comfortably accommodate a table of six.

BEDROOM ONE

3.66m x 3.16m (12' x 10' 4")

BEDROOM TWO

3.66m x 2.86m (12' x 9' 5")

BATHROOM

Larger than average bathroom. A three piece white suite, Chrome towel rail and tiled floor. A handy window for ventilation and extractor fan.

COMMUNAL GARDENS

Accessed from inside the block. laid to lawn with drying area.

PARKING ARRANGEMENTS

One allocated parking bay plus visitors bay.

LEASE INFORMATION

Lease: 100 Years from 2004.

Combined service charge and ground rent including building insurance £937.07 (April 2021- April 2022).

COUNCIL TAX BAND C

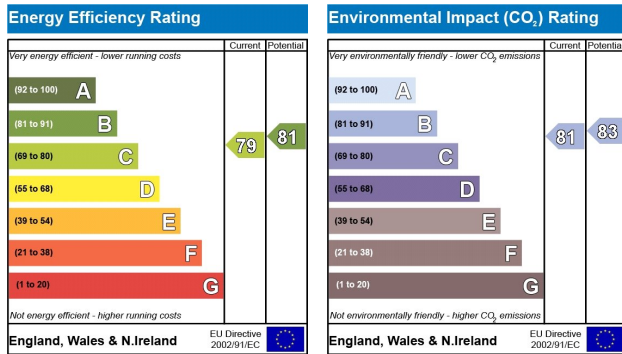
£1700.12

ABOUT WELWYN GARDEN CITY

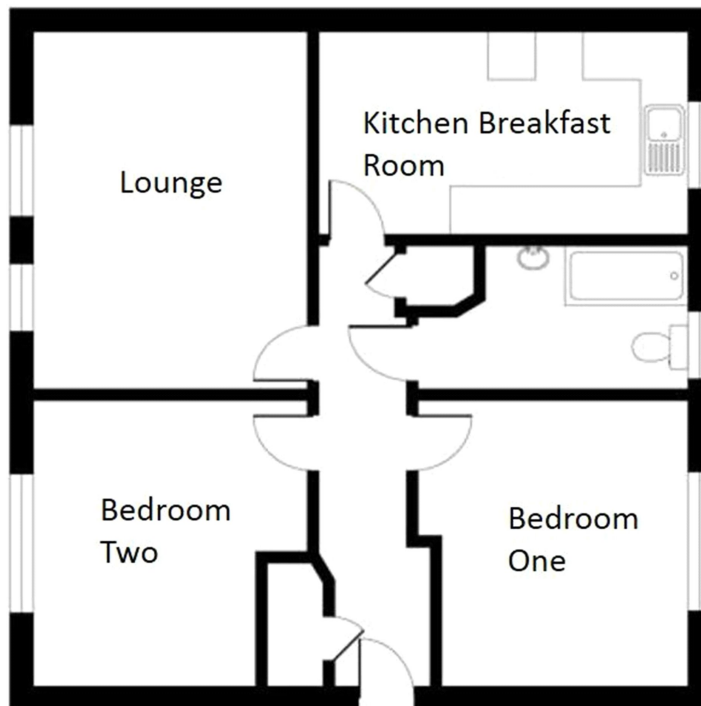
Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites

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including John Lewis and Marks & Spencer. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere, Bills is a great place to meet friends. For those who like to lead an active lifestyle, there is everything from football pitches, golf driving ranges, indoor and outdoor tennis, to an athletics track, a public velodrome and a dry ski slope. There are also a number of gyms in the area. Sherrardswood Park and Stanborough Park are within easy walking distance.



FLOOR PLAN



Proud to Support Willow

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