



WRIGHTS



13 Longcroft House, Fretherne Road, Welwyn Garden City, Hertfordshire
AL8 6PZ

£350,000 - Leasehold

Property Summary

****AT THE HEART OF THE TOWN CENTRE WITH PRIVATE SECURE PARKING**** A truly unique opportunity to purchase this LARGER THAN AVERAGE TWO DOUBLE BEDROOM, TWO BATHROOM Maisonette style property in this exclusive building. Constructed in 2007 and measuring 965 SQ/FT (90 Sq/m). Approached via a courtyard to a PRIVATE FRONT DOOR, there is also LIFT ACCESS to all floors. Spacious open plan living and the property floods with light with easterly and westerly facing aspects and views across the town. A real needle in a haystack, this home is perfect for the London commuter wishing to live in this wonderful thriving town, whilst a hop, skip and a jump will lead you from the apartment to the MAINLINE station serving Kings Cross and Moorgate in under 30 minutes! LONG LEASE! This warm and cosy home benefits from INTEGRATED BOSCH KITCHEN, Luxury en-suite and bathroom suite. The huge bonus of large storage facilities. Finally there is the added bonus of outside space and gardens to relax. A must view property to appreciate its noteworthy features.

Features

- CHAIN FREE
- TWO DOUBLE BEDROOMS & TWO BATHROOMS
- OPEN PLAN LIVING
- MAISONETTE WITH OWN FRONT DOOR
- STUNNING VIEWS ACROSS THE TOWN CENTRE
- TOWN CENTRE WEST SIDE LOCATION
- LIFT TO ALL FLOORS AND PRIVATE SECURE PARKING
- 965 SQ/FT (90SQ/M)
- COURTYARD AND GARDENS
- SECURE STORAGE LOCKUP IN THE BASEMENT

Room Descriptions

WELCOME TO LONGCROFT HOUSE

Approach the private secure residents entrance lobby which is right at the heart of the town on Fretherne Road. The staircase and lift take you to all floors. The communal halls are bright and carpeted. Exit at the top floor and out to the private terrace area. This leads down to just four apartments. Head on through the private front door and into the lobby area. There is a dedicated coat hanging space. The internal staircase leads nicely up to the landing, bright and airy with a large window, all rooms lead off and there is an addition of an airing cupboard. The main kitchen/ living room is open plan and features views to the town centre side and courtyard. A Sleek German fitted kitchen with integrated appliances provide plenty of storage solutions. The worktops are finished in Granite. There is a dedicated dining and living area, a versatile space.

Continued

The principle bedroom is over sized and offers masses of space for furniture. There is a dual aspect to the town centre and courtyard. The luxury En-suite features a double shower. Bedroom two is also a fantastic size and can take a king size bed. The luxury bathroom provides a hotel style ambiance with its tiled finish and chrome fittings. The courtyard gardens surround the development, there are planted and seating areas to enjoy. There is a secure lockable storage unit in the basement level of the site. For additional exclusivity, there is allocated parking bay behind a secure remote operated barrier. Additional season ticket parking can be purchased in the nearby car parks.

LEASE INFORMATION

Lease: 132 years remaining

Ground Rent: £1,800 for the annum, includes buildings insurance.

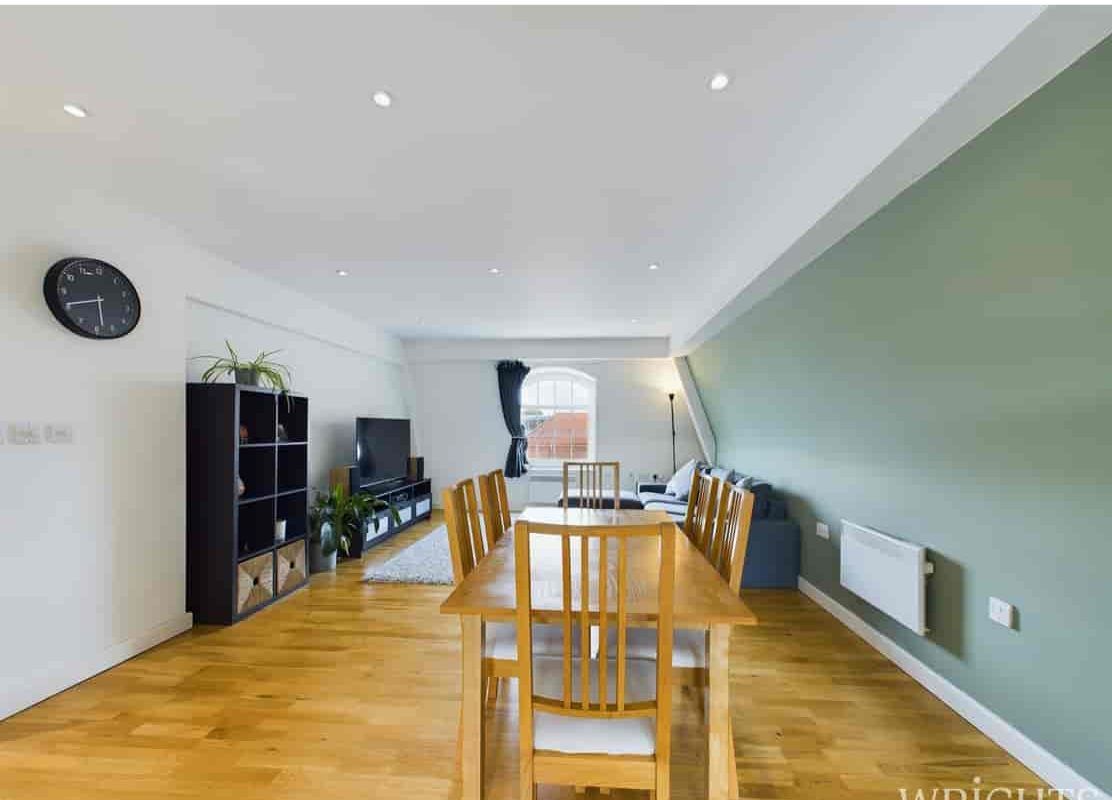
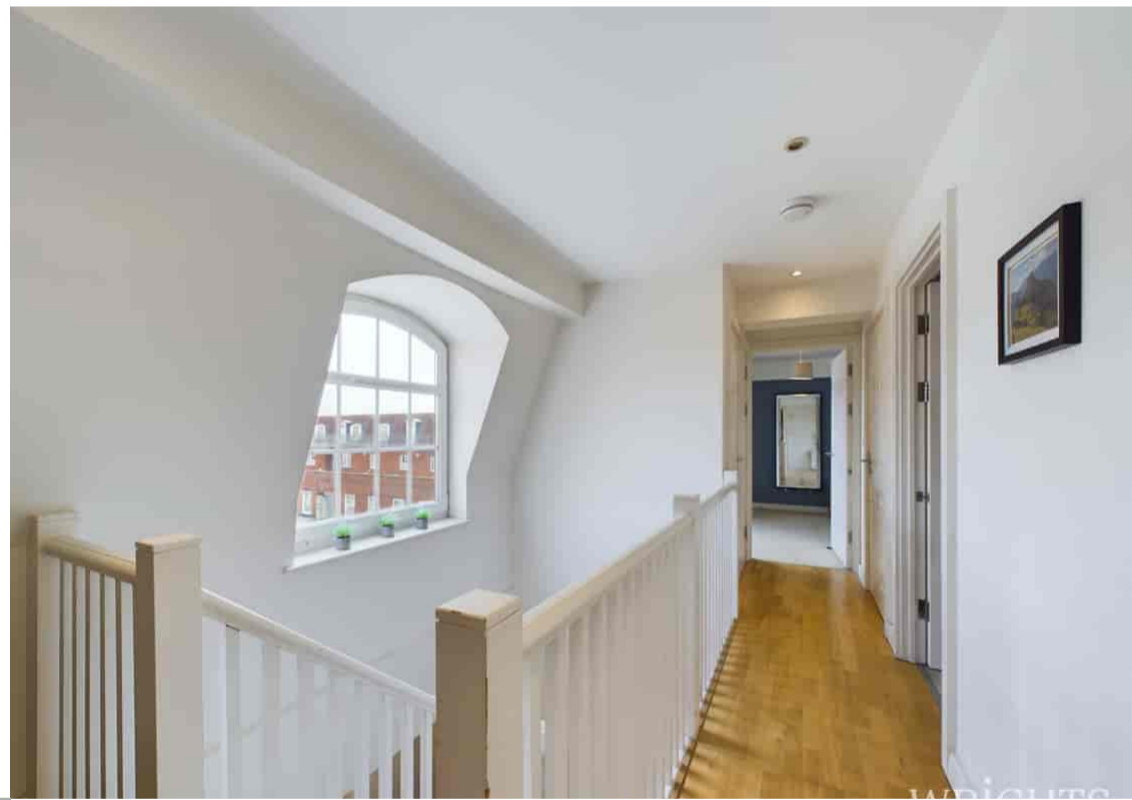
Ground Rent: £250 for the annum.

COUNCIL TAX BAND C

£1,941.47

ABOUT THE WEST SIDE

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. Surrounded by rolling Hertfordshire 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 it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	