



WRIGHTS

# 55 Nursery Gardens, Welwyn Garden City, Hertfordshire, AL7 1SF

- CHAIN FREE
- SHARE OF FREEHOLD WITH 982 YEAR LEASE
- GARAGE AND RESIDENTS PARKING
- FIRST FLOOR
- WELL MAINTAINED COMMUNAL AREAS AND GARDENS TO ENJOY
- A FRIENDLY COMMUNITY IN A PRIVATE BLOCK
- CUL-DE -SAC
- CONVENIENTLY LOCATED FOR SCHOOLING, AMENITIES AND TRAIN STATIONS



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** ATTENTION INVESTORS AND FIRST TIME BUYERS! A Two bedroom FIRST FLOOR flat with a SHARE OF FREEHOLD AND 982 YEAR LEASE WITH LOW SERVICE CHARGES AND ZERO GROUND RENT! Positioned in a small PRIVATE BLOCK with the added bonus of a GARAGE. In need of total modernisation, this property offers a blank canvass to create your own vision. The accommodation comprising of a large living room, separate kitchen, two bedrooms, a bathroom and a spacious hallway with storage. Externally there is large landings and a superb communal garden whereby neighbours have hosted birthday parties and BBQ's providing that community based feel. Nursery Gardens is a small community of families and is in an ideal location being easily accessible to the Garden City Centre, mainline station and Welwyn North Station. For convenience Haldens shops are just a few minutes walk away and renowned schooling such as Harwood Hill are also close by. Once refurbished, an investor could achieve in the region of £1300 PCM.



## ROOM DESCRIPTIONS

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### COMMUNAL HALLWAYS

Open Staircases and hallways, doors leading out to the gardens.

### APARTMENT ENTRANCE

Airing cupboard and coat cupboard.

### LIVING ROOM

Window to the rear elevation.

### KITCHEN

A spacious room with potential to remove the wall between the living room and kitchen to create open plan living. Window to the side elevation.

### BEDROOM ONE

Window to the rear elevation.

### BEDROOM TWO

Window to the rear elevation.

### BATHROOM

Three piece suite comprising bath, w/c and pedestal sink. Part tiled walls.

### COMMUNAL GARDENS

Well landscaped gardens with lawns and mature hedgerows. The neighbors comment how friendly the residents are and enjoy bbq's and parties together.

### GARAGE AND PARKING

Garage En-bloc with up and over door. Visitors parking in the parking areas. Street parking is available subject to applying for a permit.

### LEASE INFORMATION

Lease: 982 Years remaining

Service Charge: £650 for the annum, includes buildings insurance

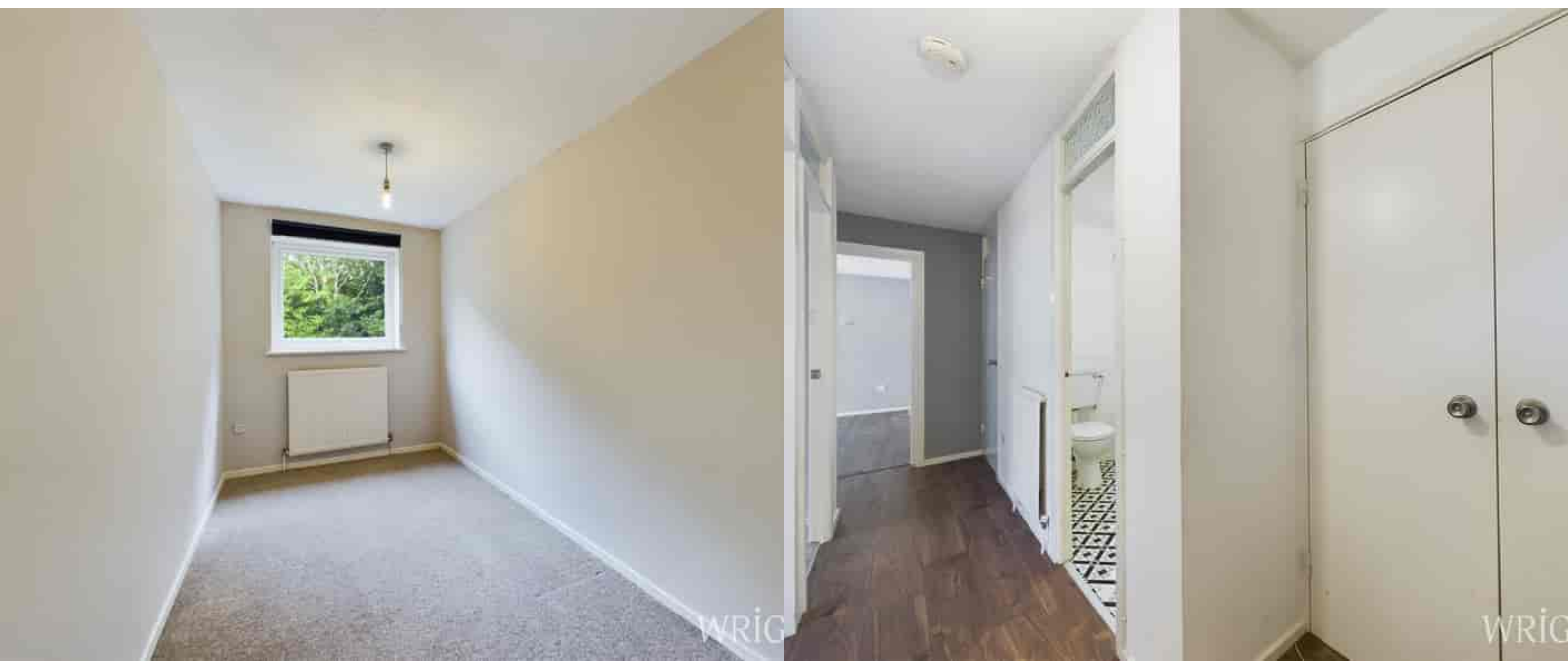
Ground Rent: Zero.

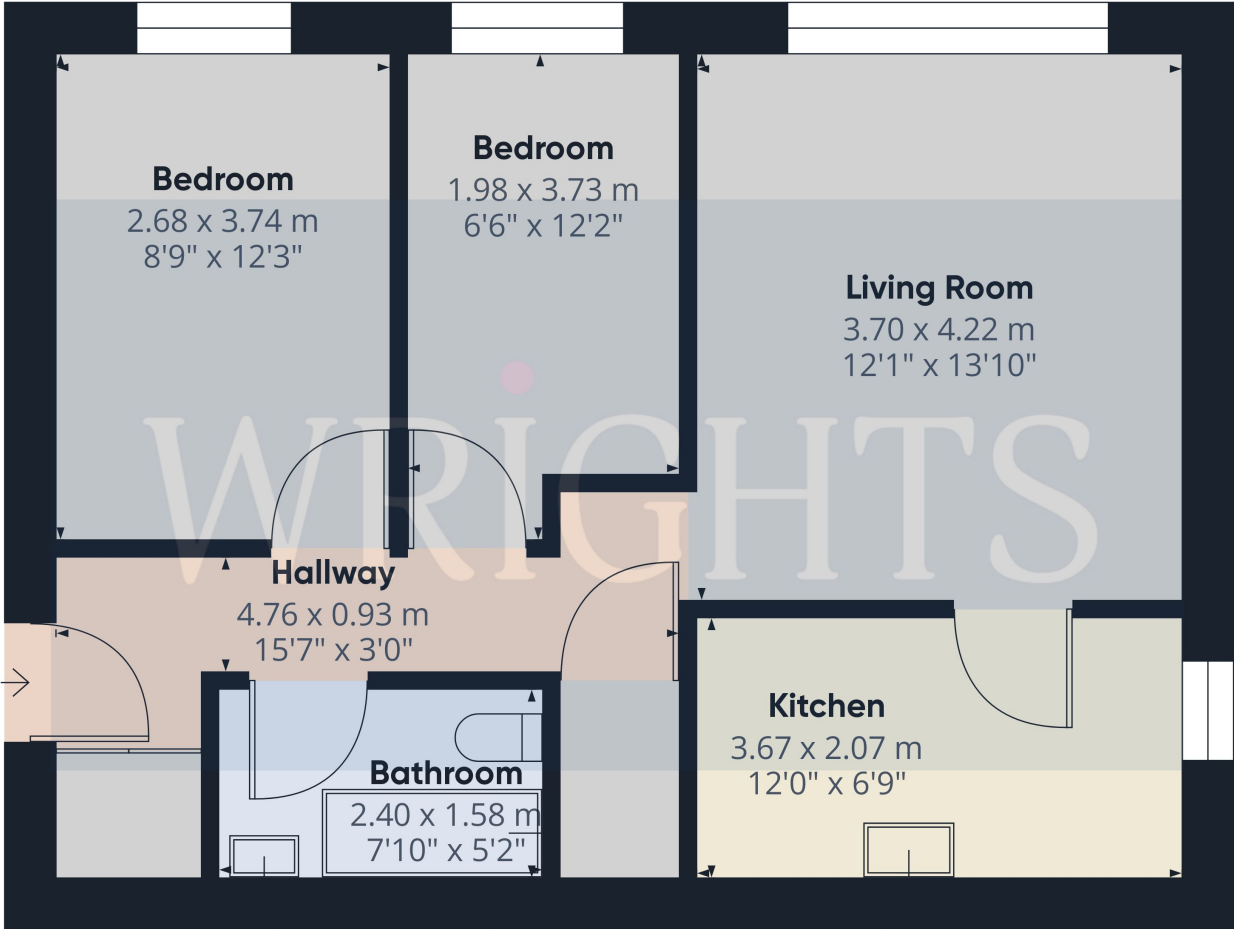
### COUNCIL TAX BAND C

£1,941.47

### ABOUT WELWYN GARDEN CITY

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



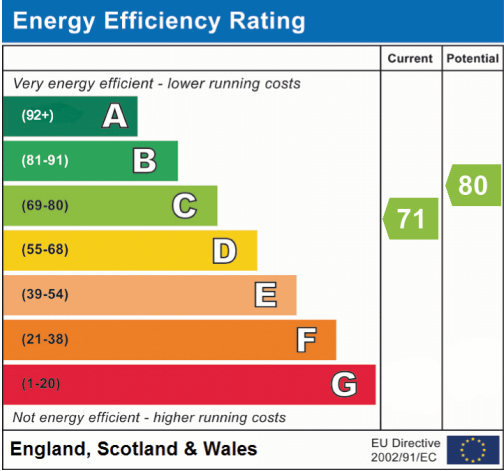


Approximate total area<sup>(1)</sup>  
53.05 m<sup>2</sup>  
571.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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