



Griffin Place, Broadwater Road, Welwyn Garden City, Hertfordshire. AL7 3FD

- THE LARGEST ON THE SITE WITH SELECTED OFF PLAN EXTRAS- ONE OWNER SINCE NEW
- TWO ALLOCATED PARKING BAYS
- ZONAL UNDERFLOOR HEATING VIA SMART APP
- BESPOKE FINISHES THROUGHOUT
- FULLY INTEGRATED TRUE HANDLESS KITCHEN
- EPC RATING E
- IMPRESSIVE COMMUNAL ENTRANCE WITH SWOOPING STAIRCASE
- PART OF AN ICONIC GRADE II LISTED HERITAGE BUILDING
- A SMALL BLOCK OF JUST FOUR PROPERTIES ACCESSED VIA VIDEO ENTRY PHONE
- LESS THAN A 10 MINUTE WALK TO THE TOWN CENTRE AND MAINLINE STATION
- LANDSCAPED COMMUNAL GARDENS TO ENJOY
- COUNCIL TAX BAND: D

Length of Lease: 119 Years

Ground Rent: £225

Service Charge: £2618