



WRIGHTS

12 By the Mount, Welwyn Garden City, Hertfordshire, AL7 3SY

- CHAIN FREE
- GROUND FLOOR APARTMENT
- WALK TO MAINLINE STATION
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION
- LOW SERVICE CHARGE
- INVESTMENT OPPORTUNITY
- DOUBLE GLAZED WINDOWS



PROPERTY DESCRIPTION

****CHAIN FREE**** One bedroom first floor apartment situated a STONES THROW from the MAINLINE STATION serving Kings Cross and Moorgate in a QUIET CUL-DE-SAC. The property benefits from LOW SERVICE CHARGES and LOW GROUND RENT. Ample storage. Fully refurbished and tastefully decorated. Accommodation offers an Entrance hall, well appointed kitchen with plenty of counter tops and white goods included. Living area comprises of the dining area and lounge. A lovely large main bedroom. All the windows are double glazed with gas central heating. Energy rating C. The property could potentially achieve £1150 PCM



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Security intercom leading to the entrance and stairs to other apartments.

ENTRANCE HALL

Intercom handset, a nice size storage cupboard and airing cupboard

LOUNGE

Replacement double-glazed windows with south facing aspect

KITCHEN

A full array of wall and base units with integrated washing machine, fridge freezer, oven, electric hob and microwave.

BEDROOM ONE

Replacement double-glazed windows with south facing aspect

BATHROOM

Three piece suite comprising of a paneled bath with shower over w/c and wash basin. Window for ventilation.

PARKING ARRANGEMENTS

Un-allocated residents parking bays at the entrance of the building.

LEASEHOLD INFORMATION

Lease: 89 years remaining

Ground Rent: £10 Per Annum

Service Charge: £557.92 Per Annum

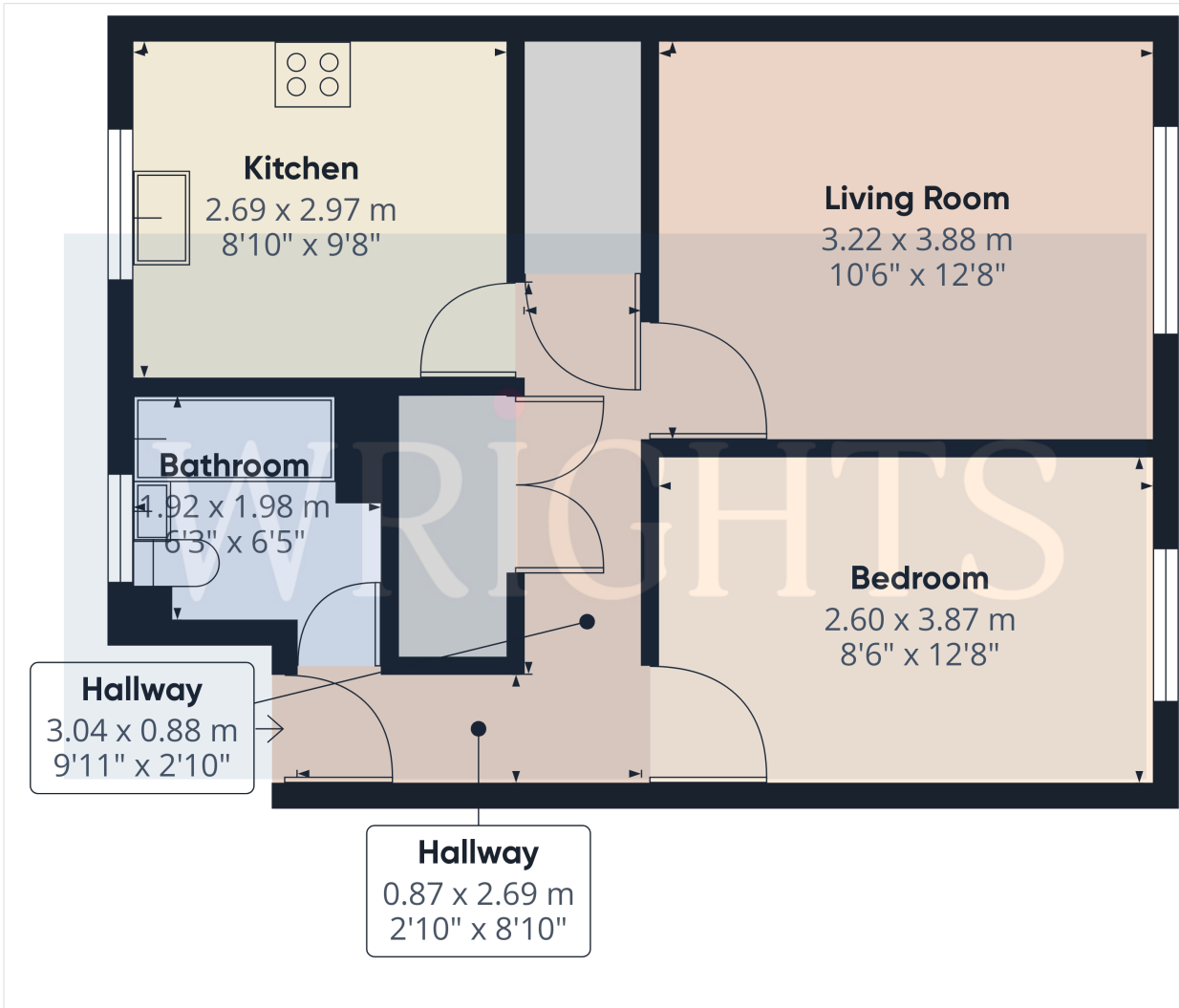
COUNCIL TAX BAND B

£1,698.78

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 favorites including John Lewis, Debenhams and Marks & Spencer there is also a Waitrose and a Sainsburys on the outskirts of the town. 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.



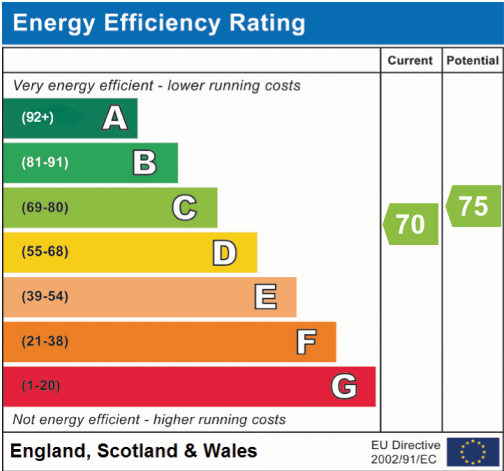


Approximate total area⁽¹⁾
43.24 m²
465.43 ft²

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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