



71 Guessens Court, WELWYN GARDEN CITY, Hertfordshire, AL8 6RB

- CHAIN FREE
- RETIREMENT PROPERTY
- AL8 WEST SIDE
- JUST YARDS FROM TOWN
- SHARE OF FREEHOLD
- REFITTED WETROOM
- REPLACEMENT DOUBLE GLAZED WINDOWS



PROPERTY DESCRIPTION

****CHAIN FREE**** WEST SIDE AL8 RETIREMENT PROPERTY JUST YARDS FROM TOWN. TOP (FIRST) FLOOR ONE DOUBLE BEDROOM property for the over 60's positioned within a secluded and peaceful community just a few yards from the town centre. STAIRLIFT ACCESS. The home features a RE FITTED WETROOM and REPLACEMENT DOUBLE GLAZING.

Plenty of residents and visitors permit parking. Meticulously maintained communal gardens and lawns. SHARE OF FREEHOLD. A safe environment being on the first floor. A must view property to appreciate the quaint development and wonderful home. A short stroll will see you in the City Centre where you will find the mainline station serving Kings Cross. For convenience, doctors, dentist and the library are within walking distance, Sainsburys is just around the corner. Energy rating D.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM

4.10m x 3.50m (13' 5" x 11' 6")

KITCHEN

3.50m x 1.90m (11' 6" x 6' 3")

BEDROOM

3.90m x 3.10m (12' 10" x 10' 2")

WET ROOM

2.40m x 2.00m (7' 10" x 6' 7")

COMMUNAL GARDENS

Well landscaped gardens with seating areas, mature flower beds and lawn areas.

AGENTS NOTE

There is a guest room, communal lounge and laundry room.

PARKING ARRANGEMENTS

Residents bay parking plus permits for visitors parking.

LEASE INFORMATION

Lease: 189 Years from 1st July 1988 (153 years remaining)

Service Charge: £194 Per month

Ground Rent: Nil.

COUNCIL TAX BAND C

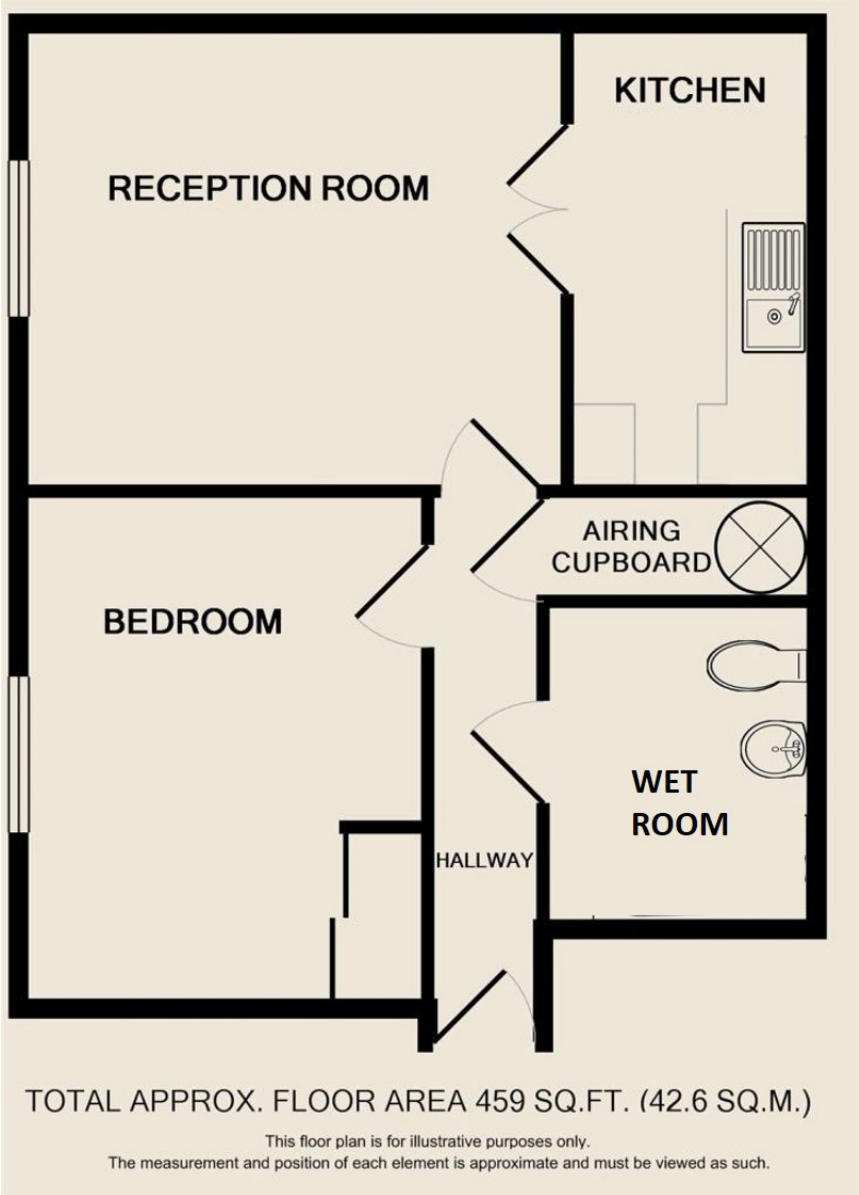
£1,941.47

ABOUT THE WEST SIDE

The 'West side' is the oldest part of Welwyn Garden where the houses are of a neo-Georgian design and laid along wide tree-lined grass verges.

The spine of the town is Parkway, almost a mile long leading into the heart of the town centre. The scenic view along Parkway to the south was once described as one of the world's finest urban vistas with its historic fountain built for the Coronation of Queen Elizabeth II in 1953. On the outskirts of the West side is Sherrards Park Wood, large rural ancient woodland. Stanborough Park, a beautiful countryside park and water sports centre, covering an area of 126 acres. Gosling sports centre is a ground breaking 50 acre complex offering a diverse range of sports and leisure.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Welwyn Garden City
 36, Stonehills, Welwyn Garden City, AL8 6PD
 01707 332211
 wgc@wrightsof.com