



# 62, Broadwater Road

Welwyn Garden City,  
Hertfordshire, AL7 3BZ

**Offers in Excess of £270,000**

country  
properties



LOCATION, LOCATION. This modern ground floor flat with own front door comprises of 2 bedrooms, kitchen/diner and one allocated parking space in a secure underground car park. With walking distance to the train station and town center this property is a great place to start.

- IDEAL LOCATION FOR COMMUTERS
- 2 BED GROUND FLOOR FLAT
- ONE ALLOCATED PARKING SPACE
- MODERN KITCHEN & BATHROOM
- LEASEHOLD - 110 YEARS REAMAINING
- SERVICE CHARGE - £2,405 P.A INCLUDES HOT WATER AND HEATING
- CLOSE TO TOWN CENTER

#### Ground Floor

##### Entrance Hall

Laminated flooring with doors leading to all rooms. Large double storage cupboard housing water tank. Radiator. Opaque window to front above door.

##### Living Room

Continuation of laminated flooring. Radiator. TV & Internet point. Double glazed window to front.

##### Kitchen/Diner

Continuation of laminated flooring. Radiator. Wall and floor storage cupboards with white frontage and a selection of integrated appliances including, fridge freezer, Electrolux dishwasher, Hoover washing machine, Zanussi Oven, Zanussi electric Hob and AEG extractor fan. Stainless steel sink basin with chrome mixer tap. Tiled splash back.



## Bathroom

Three piece bathroom suite comprising of low level W/C with dual flush. Low level paneled bath with thermostatically controlled shower with riser adjustment and glass shower screen. Vanity sink basin with chrome mixer tap. Wall mounted heated towel rail. Extractor fan.

## Master Bedroom

Carpeted. Double glazed window to front. 2 radiators. Large built-in wardrobe with sliding doors.

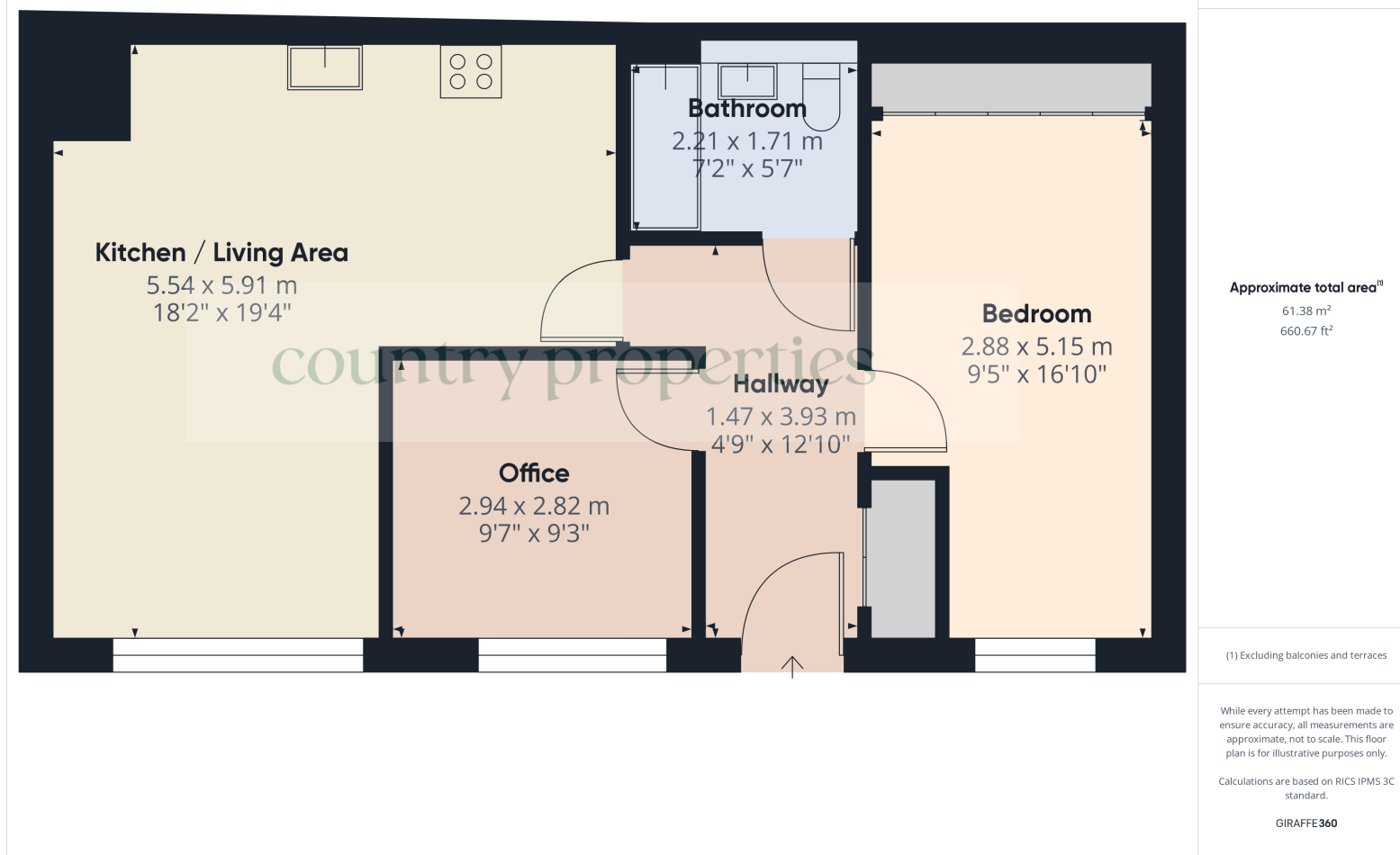
## Bedroom 2

Carpeted. Radiator. Double glazed window to front.

## Agents Notes

Secure under ground parking with 1 allocated parking space. £200.39 PCM service charge includes heating and hot water.





All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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