



WRIGHTS

18 Haymeads, Welwyn Garden City, Hertfordshire, AL8 7AE

- CLOSE TO A GOOD SELECTION OF PRIMARY SCHOOLS
- VERY WELL PRESENTED
- TWO BEDROOM APARTMENT
- FIRST FLOOR APARTMENT
- WEST SIDE LOCATION
- CLOSE BY TO LOCAL AMENITIES
- WITHIN WALKING DISTANCE TO THE MAIN TRAIN STATION
- ONLY 6 PROPERTIES IN THE BLOCK



PROPERTY DESCRIPTION

A rare opportunity to acquire this outstanding two double-bedroom first-floor flat, completely renovated to a high specification by the current owners. Located in a tranquil setting on the highly sought-after West Side of town, this property is just a 15-minute walk from the town center and mainline station, providing easy access to Kings Cross in just 20 minutes. Nearby local amenities at Shoplands and Haldens offer convenience, while the beautiful Sherrardspark Woodland nature reserve is also just moments away. Notable upgrades include a new communal door installed in 2020 and a new front door added in 2022. The flat boasts an Energy Rating of C, ensuring efficiency and comfort.



ROOM DESCRIPTIONS

ABOUT HAYMEADS

Welcome to this charming and bright home, where a warm atmosphere awaits you! Upon entering, you'll find a spacious entrance hall featuring generous cloaks and storage, complemented by cleverly concealed cables that enhance the home's stylish design.

The well-maintained kitchen is equipped with an integrated square stainless steel sink, perfect for both cooking and entertaining. There are two spacious double bedrooms, with the master bedroom boasting dual-aspect windows that fill the space with natural light. The modernized bathroom features a tasteful three-piece white suite, complete with a shower over the bath and a convenient shower screen. This delightful home perfectly balances comfort and style, making it an inviting haven for all. Plenty of storage cupboards in the property.

COUNCIL TAX BAND B

£1870.78

PARKING

There is plenty of street parking available to residents and visitors.

COMMUNAL GROUNDS

Outside, residents can enjoy plenty of communal gardens, ideal for children's playtime or family picnics, fostering a sense of community. Conveniently located washing lines provide a safe space for residents to hang their laundry within a walled-off area. Each flat has its own storage unit outside.

LEASE DETAILS

Length of lease: 87 years remaining

Ground Rent: £10 per annum

Service charge: £650 per annum

ABOUT THE WEST SIDE

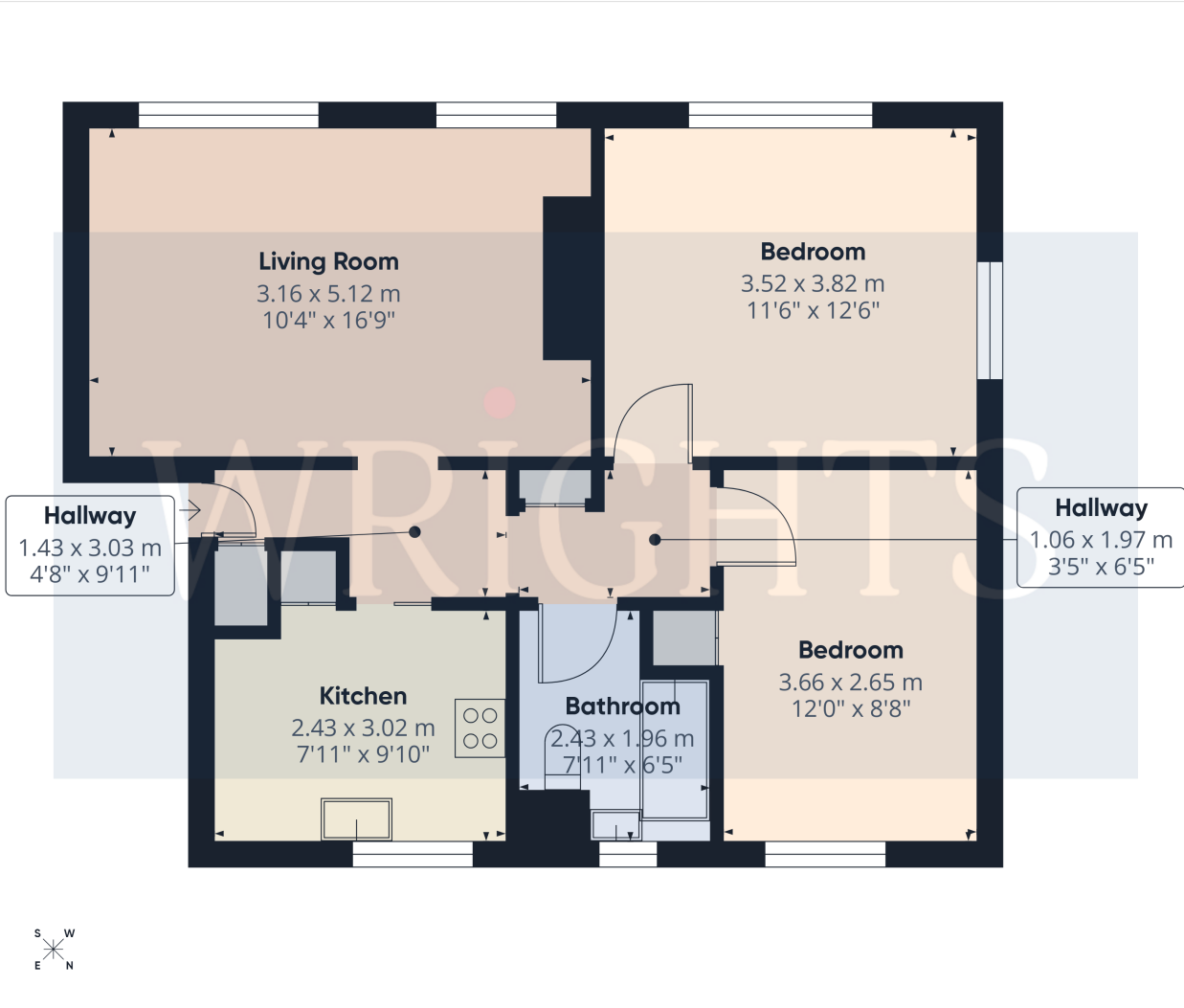
Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Surrounded by rolling Hertfordshire countryside, Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.

BUYERS INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



FLOORPLAN & EPC

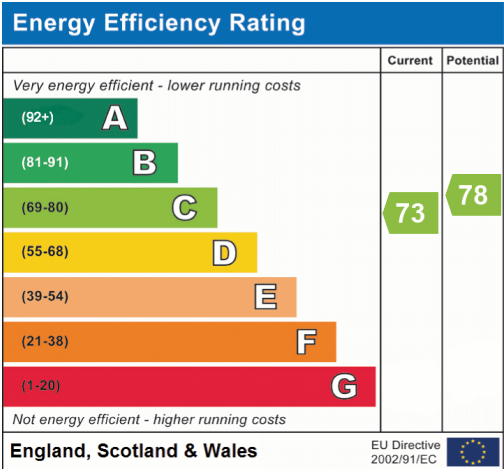


Approximate total area^m
57.1 m²
613 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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