



Berwick Place
Welwyn Garden City,
Hertfordshire, AL7 4TU
£250,000



PERFECT FOR FIRST TIME BUYERS OR INVESTORS! ..

This two double bedroom, second/top floor apartment has two bathrooms and allocated parking for one vehicle.

- Second/Top Floor Apartment
- Two Double Bedrooms
- Two Bathrooms (En-suite to Master Bedroom)
- Juliet Balcony from Living Room
- Allocated Parking for One Vehicle
- Potential rental income £1000 - £1100

GROUND FLOOR

Communal Entrance Hall

Entry via communal door leading through to entrance hall via secure entry phone. Stairs to all floors.

SECOND FLOOR

Entrance Hall

Entry via personal door leading through to the entrance hall. Double glazed window. Radiator. Security door entry phone handset. Two built-in storage cupboards. Loft access. Doors to bedrooms, family bathroom and living room.

Living Room

Double glazed French doors opening out to Juliet balcony. Fully carpeted. TV, telephone and power points. Radiator. Ceiling coving. Door to kitchen.

Kitchen

A fully fitted kitchen with a range of matching wall and floor cupboards with a laminate roll edge work top over, inset with a stainless steel one and a half bowl sink unit with chrome mono bloc tap over and drainer to side. Tiled splash backs. Electric oven with four ring gas hob with extractor hood over. Space and plumbing for automatic washing machine. Integrated under counter fridge and freezer. Wood effect laminate flooring. Two double glazed windows.

Master Bedroom

Double glazed window. Radiator. Built-in double wardrobe. Doors to en-suite shower room.

En-suite to Master Bedroom

Comprising of a shower cubicle. Low level WC. Pedestal wash hand basin. Shaver point. Radiator. Part tiled walls. Extractor fan.

Second Bedroom

Double glazed window. Radiator.

Family Bathroom

Comprising of panel bath with chrome mono bloc mixer taps and shower attachment. Low level WC. Pedestal wash hand basin. Shaver point. Radiator. Part tiled wall. Extractor fan. Double glazed window with obscure glass.



EXTERIOR

Allocated Parking

The property benefits from one allocated parking space.

Agent's Note

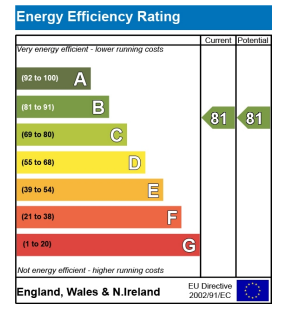
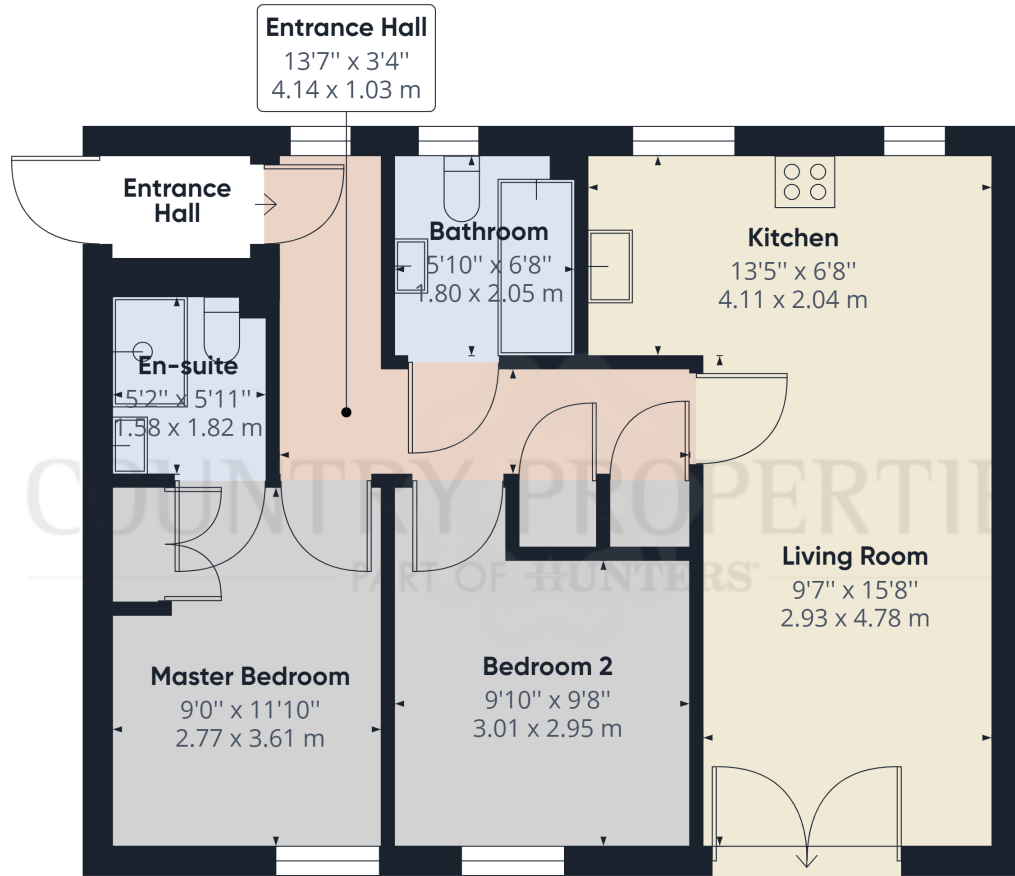
Council Tax: Band C £1,700.13

Property Tenure: Leasehold with 108 Years Remaining

Service Charge £1702.71

Ground rent £175.00





Approximate total area⁽¹⁾
617.27 ft²
57.35 m²

(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.

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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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