



Russett Wood, Welwyn Garden City Offers in Excess of £180,000

No Stamp Duty: Save thousands on your purchase with no stamp duty to pay | **Ground-Floor Convenience:** Easy access with no stairs, ideal for all lifestyles | **Spacious Living Area:** Versatile living space ready for your personal touch, ideal for entertaining or relaxing | **Peaceful Bedroom Retreat:** Well-proportioned bedroom, offering a serene space to unwind | **Contemporary Bathroom:** Enjoy a refreshing shower or a relaxing soak in a stylish, modern bathroom | **Ample Parking:** Plenty of parking spaces, including electric charging points, for you and your guests | **Storage Solutions:** Dedicated bike storage and a large storage cupboard for your convenience | **Just 2 and a half miles to Welwyn Garden City MAINLINE Train Station and Town Centre** | **Great road links - short drive to A1(m) and A414** | **Investor's Dream:** Expected rental income of **£12,000 annually**, providing a strong return on investment from day one



Perfect for First-Time Buyers and Savvy Investors – Discover Your Ideal Flat!

Are you a first-time buyer ready to spread your wings? Or perhaps an investor seeking a promising opportunity? Maybe you have come out of a relationship or are downsizing. This great size ground-floor apartment could be just what you're looking for plus, there's no stamp duty! The ground rent and service charge is also very reasonable - £574 P.A.

Imagine living in a cozy, yet modern space where contemporary amenities meet the convenience of town living, creating the perfect relaxed lifestyle. The modern fitted kitchen, complete with a built-in oven and hob, and space for your appliances, is bright and inviting. Whether you're whipping up a quick breakfast or preparing a gourmet dinner, you'll love cooking here.

Step into the spacious living room, a versatile area ready to adapt to your furnishing ideas. Whether you envision a chic space for entertaining friends or a snug corner with a comfy armchair for quiet reading moments, this room is your blank canvas to create a cozy and welcoming home.

The well-proportioned bedroom offers a peaceful retreat where you can unwind after a long day.

The modern bathroom is both stylish and practical, featuring a refreshing shower over the bath. Start your day with an energizing shower or end it with a relaxing soak, letting the bustle of life in Welwyn Garden City melt away.

Got a car? No problem! There's ample parking for you and your guests, along with an area equipped with electric charging points.

Additional storage solutions include a dedicated secure storage room for bikes and a generously sized storage cupboard.

Nestled in the heart of Welwyn Garden City, this home offers a unique living experience, balancing tranquility with a vibrant community spirit. Surrounding the property is a wealth of amenities to suit various lifestyles. A quick stroll takes you to the convenience store for daily essentials, while fitness enthusiasts will appreciate the nearby sports clubs and gyms. Just minutes away by car, a diverse range of shops, cafes, and restaurants awaits in the bustling shopping centre.

Don't miss the chance to secure this wonderful home just bring your furniture and settle in! For investors, the expected annual rent of £12,000 offers a fantastic return on investment from day one.

Make this dream lifestyle yours today!

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - TBC

Lease Length - 89 years remaining

Service Charge / Ground Rent - £47.83 PCM

Gas central heating - boiler 4 years old

| GROUND FLOOR

Living Room: Approx 14' 4" x 10' 3" (4.37m x 3.12m)

Kitchen: Approx 10' 8" x 8' 7" (3.25m x 2.62m)

Bedroom: Approx 13' 8" x 8' 7" (4.17m x 2.62m)

Bathroom: Approx 6' 6" x 6' 4" (1.98m x 1.93m)

| OUTSIDE

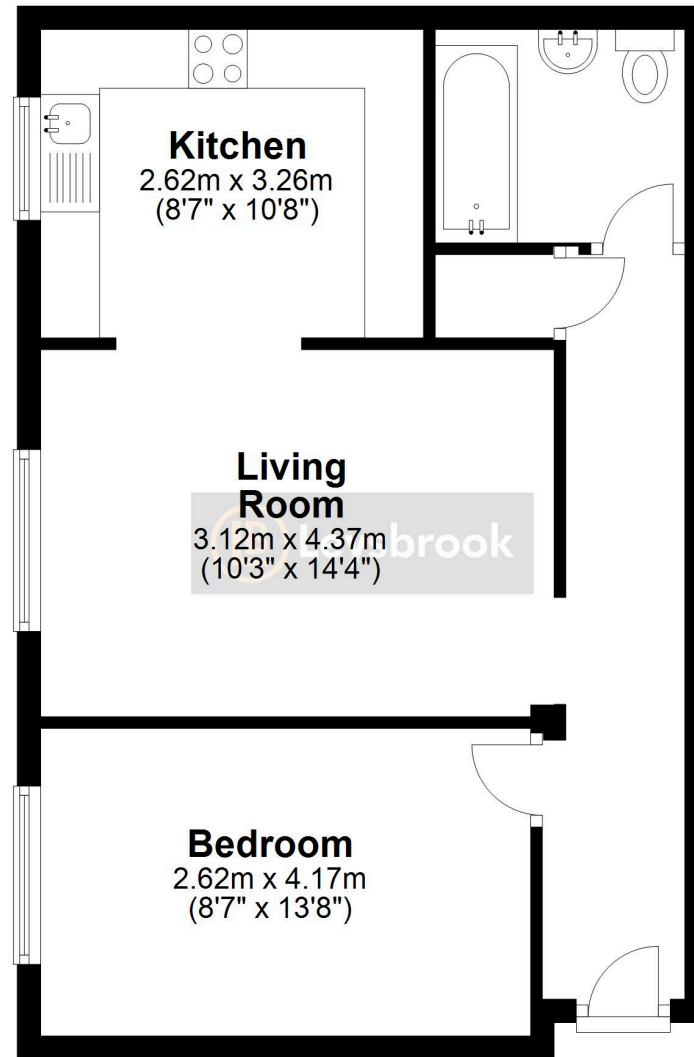
Communal car park with electric charging points

Storage room for bikes and storage cupboard



Ground Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 46.5 sq. metres (500.8 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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