

REDUCED

£300,000 Leasehold



92 Knightsfield, Welwyn Garden City, Hertfordshire, AL8 7HB

- CHAIN FREE
- GARDENS TO ENJOY
- GRADE II LISTED SPLIT LEVEL MAISONETTE
- PRIME WEST SIDE AL8 LOCATION
- WALKING DISTANCE TO THE TOWN CENTRE AND MAINLINE STATION
- SUPER LOW SERVICE CHARGE AND ONLY £10 GROUND RENT
- RESIDENTS PARKING
- IDEAL FIRST TIME BUY OR BUY TO LET

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
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PROPERTY DESCRIPTION

****CHAIN FREE**** A delightful SPLIT LEVEL MAISONETTE JUST A SHORT WALK FROM THE MAINLINE STATION AND TOWN CENTRE. Designed by Louis De Soissons and Grade II listed for its special architectural, historic interest (only one of 23 listed properties in Welwyn Garden) This attractive and spacious home forms part of a landmark development just to the north of the town centre on the highly sought after AL8 WEST SIDE postcode. Offering generous living space together with attractive landscaped GARDENS to enjoy and PRIVATE RESIDENTS PARKING. The block benefits from being RE ROOFED and redecorated (2023). Situated on the corner of Digswell Road and Knightsfield this superb home is within easy walking distance of the town centre (10 mins) and is close to local amenities and renowned schooling for all ages. A well loved home where the current family have resided for many years and brought up their children in a safe and enjoyable home.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL HALLWAYS

Clean and maintained areas. There are three brick built storage cupboards private to the property. Staircase to the first floor where there is a private landing for just one other apartment.

ENTRANCE HALL

Staircase to first floor.

LIVING ROOM

A bright and airy room with a South facing aspect through the French doors which lead out to the private balcony. Laid to cosy carpet and there is a chimney which is ideal for a log burner.

KITCHEN BREAKFAST ROOM

A great range of wall and base units, large window which has views of the famous Viaduct and gardens below. Space for a breakfast table and there is a larder cupboard.

W/C

Low level w/c, wash hand basin, window for ventilation.

LANDING

Loft access.

BEDROOM ONE

A delightful bedroom which is over sized, plenty of space for a super king bed, furniture plus the addition of a large fitted wardrobe. Large window to the south facing aspect.

BEDROOM TWO

Another double bedroom, fitted wardrobe and window to the garden elevation.

BATHROOM

Panel bath with shower attachment, pedestal sink. Part tiled walls, window for ventilation.

GARDENS

Private residents gardens to the rear of the block. Laid to lawn with drying areas. A safe and enjoyable space which young families and older residents of the block enjoy.

PARKING ARRANGEMENTS

Plenty of unrestricted residents only parking bays to the front of the block.

LEASE INFORMATION

Lease: 84 years remaining. The owners have obtained a quote from WHBC for a lease extension which will add an additional 90 years to the current terms. Please inquire to discuss the quote.

Service Charge: £550 for the annum, Includes buildings insurance and £10 Ground rent for the annum.

Section 20 Major works have been recently completed, works include; Re roofing, internal communal redecoration, balcony redecoration and external redecoration. The major works will be paid for by the vendors.

Note: The sellers have obtained a lease extension quote which is valid for 6 months from 25/03/2024 which will increase the lease by an additional 90 years. The quote has been reflected in the asking price. The lease can be extended immediately by a new purchaser upon completion.

WHAT THE OWNERS SAY

We have lived in our home for the past 17 years, but sadly, we have outgrown it as our 2 children need their own bedrooms. We will be very sad to say goodbye to our family home, as we have made so many unforgettable happy memories here over the years. The things that we will miss most about our home is the beautiful views we have, the wildlife we find in our communal garden and finally our beloved balcony, which was our savior during the COVID-19 pandemic, as this enabled us to still communicate to our neighbours, and always manages to bring the outside in.

We will miss our home greatly, and our wonderful neighbours, as there is a real sense of community here. We will miss the short walk to Welwyn Garden City Town Centre, and being within such close proximity to all the amenities that Welwyn Garden City has to offer.

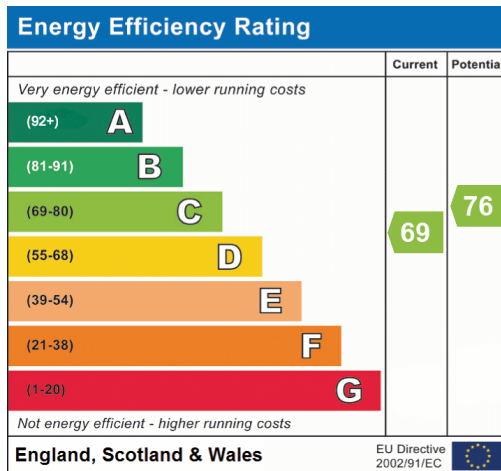
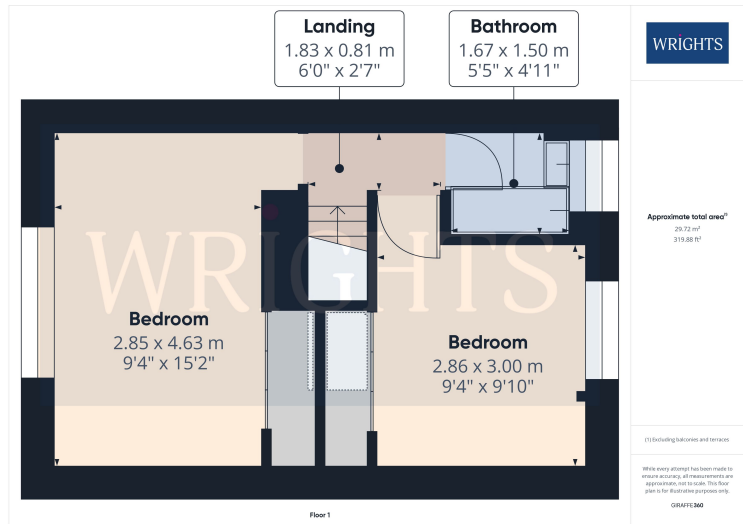
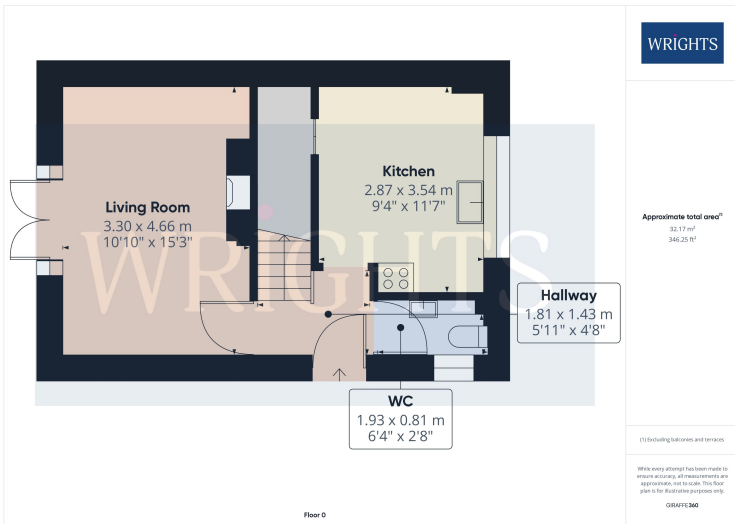
We hope to have created a very loving, warm home, however it is time for our family to move onwards, and we hope whoever buys this property will be very happy, like we have been over the course of 17 years.

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.



FLOORPLAN & EPC



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