



12, Moatwood Green

Welwyn Garden City,
Hertfordshire, AL7 3SN

two hundred and twenty thousand pounds £220,000

COUNTRY PROPERTIES
PART OF HUNTERS

COUNTRY PROPERTIES

A CHAIN FREE one bedroom 1st floor flat situated within walking distance of the town and train station that has recently been re-decorated and re-carpeted. Ideal for a first time buyer or buy to let investor with an anticipated monthly rental of £850 p.c.m.

- Chain Free Sale
- One bedroom first floor flat
- Recently re-decorated and re-carpeted
- Double Bedroom
- Kitchen
- Bathroom
- Walking distance of town centre and train station
- Nest controlled heating with recently installed boiler

Entrance Hall

Double glazed front door. Newly carpeted. Security entrance handset. Radiator. Wall based fuse board. Built in airing cupboard. Built in storage cupboard. Additional walk in storage cupboard with double glazed window and shelving. Doors into bathroom, kitchen, lounge and bedroom.

Bathroom

Paneled bath with plinth lighting. Shower unit above with glass shower screen. Wash hand basin. Low level WC. Frosted double glazed window. Radiator. Part tiled walls.



Bedroom

Double glazed window.
Telephone point. Radiator.
Newly carpeted.

Lounge

Double glazed window. TV
point. Telephone point.
Radiator. Newly carpeted.

Kitchen

Stainless steel sink and
drainer. Cupboards at wall and
base level. Rolled edge
worksurfaces. Plumbing for
washing machine. Gas hob
with oven under and extractor
fan above. Tiled splash backs.
Wood effect vinyl flooring.
Radiator. Space for under
counter fridge and freezer.
Double glazed window.
Cupboard housing recently re-
fitted "Worcester" boiler.

Agents Note

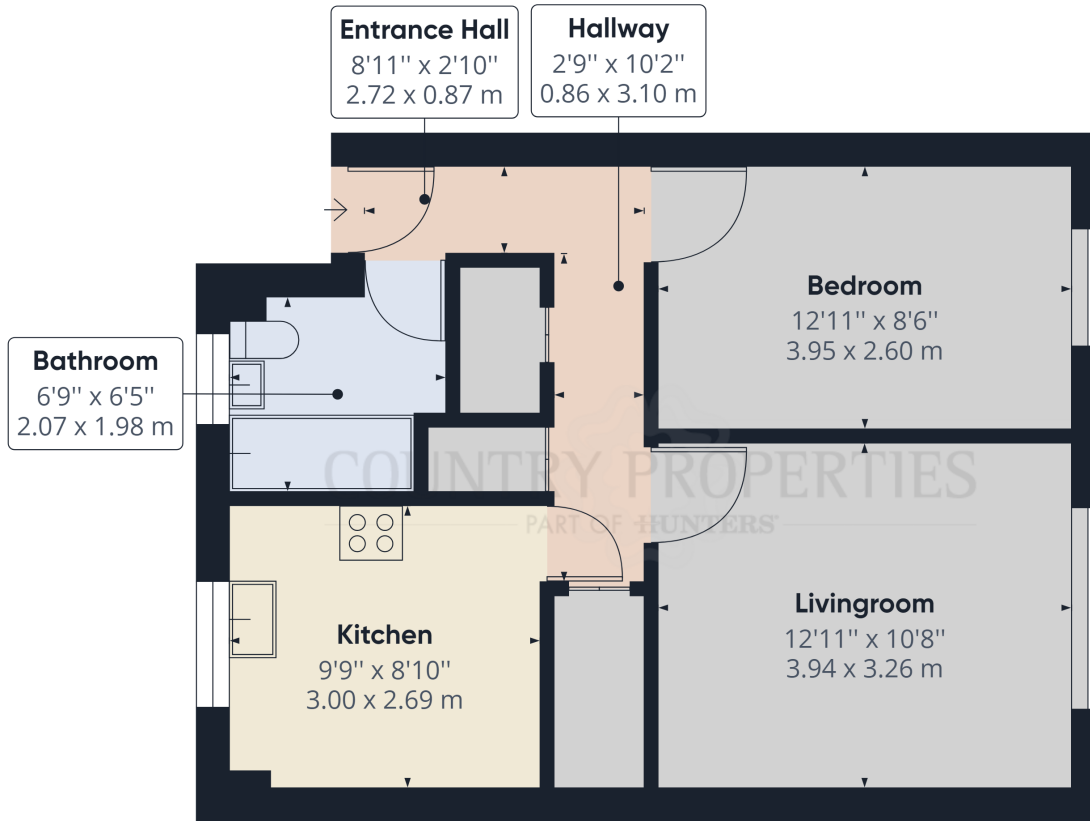
Length Of Lease: 125 years
from 5/11/84 - (87 years
remaining)

Service charges:

Ground Rent:

Council Tax: Band B - Approx
£1571 p.a





Approximate total area⁽¹⁾
482.40 ft²
44.82 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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyngc@country-properties.co.uk

www.country-properties.co.uk