

Guessens Court WELWYN GARDEN CITY

£220,000

Share Of Freehold



2 bedrooms



1 bathroom



1 reception room



garden



****CHAIN FREE** WEST SIDE AL8 RETIREMENT PROPERTY.** A larger than average **FIRST FLOOR TWO BEDROOM** property for the over 60's positioned within a secluded and peaceful community just a few yards from the town centre. **LIFT ACCESS TO ALL FLOORS.** The home features a **RE FITTED WALK IN SHOWER ROOM** and **REPLACEMENT DOUBLE GLAZING.** Plenty of residents and visitors parking. Meticulously maintained communal gardens and lawns. **SHARE OF FREEHOLD.** A safe environment being on the first floor with lovely views out to the gardens. A must view property to appreciate the quaint development and wonderful home. A short stroll will see you in the City Centre where you will find the mainline station serving Kings Cross. For convenience, doctors, dentist and the library are within walking distance, Sainsburys is just around the corner. Energy rating D.

ACCOMMODATION

ENTRANCE HALL

All rooms leading off, Airing cupboard plus storage cupboard.

LIVING ROOM

5.60m x 3.00m (18' 4" x 9' 10") Large double glazed window overlooking the well landscaped gardens.

KITCHEN

2.45m x 2.25m (8' x 7' 5") A range of wall and base units, space and plumbing for washing machine, space for electric cooker.

BEDROOM ONE

3.35m x 3.00m (11' x 9' 10") Fitted wardrobes with mirror sliding doors, window to rear elevation.

BEDROOM TWO

3.36m x 1.86m (11' x 6' 1") Window to rear elevation.

BATHROOM

2.00m x 1.82m (6' 7" x 6') Walk in shower with Aqualisa system, low level w/c and basin. Fully tiled walls, chrome towel rail.

COMMUNAL GARDENS

Well landscaped gardens with seating areas, mature flower beds and lawn areas.

AGENTS NOTE

There is a guest room, communal lounge and laundry room.

PARKING ARRANGEMENTS

Residents bay parking plus permits for visitors parking.

LEASE INFORMATION

Service charge: £2,580 Per annum.

Lease: TBC

COUNCIL TAX BAND C

£1632.56

ABOUT THE WEST SIDE

The 'West side' is the oldest part of Welwyn Garden where the houses are of a neo-Georgian design and laid along wide tree-lined grass verges.

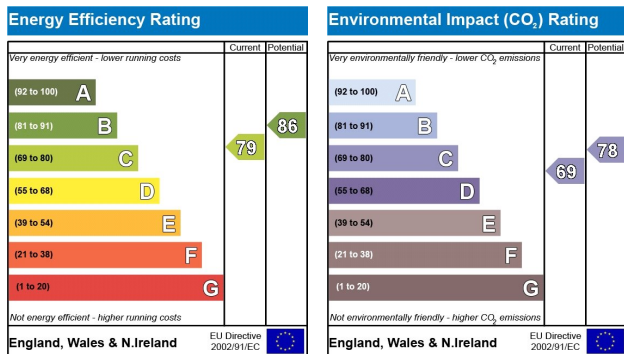
The spine of the town is Parkway, almost a mile long leading into the heart of the town centre.

The scenic view along Parkway to the south was once described as one of the world's finest urban vistas with its historic fountain built for the Coronation of Queen Elizabeth II in 1953.

On the outskirts of the West side is Sherrards Park Wood, large rural ancient woodland.

Guessens Court, WELWYN GARDEN CITY - continued...

Stanborough Park, a beautiful countryside park and water sports centre, covering an area of 126 acres. Gosling sports centre is a ground breaking 50 acre complex offering a diverse range of sports and leisure.



FLOOR PLAN



Proud to Support Willow

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