

REDUCED

£320,000 Leasehold Share of Freehold



4 Perrywood Walden Road, WELWYN GARDEN CITY, Hertfordshire, AL8 7PZ

- PREMIUM RETIREMENT DEVELOPMENT
- JUST 7 PROPERTIES
- TOWN CENTRE WEST SIDE LOCATION
- ALLOCATED PARKING BAY
- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- SHARE OF FREEHOLD
- BUILT FOR THE OVER 55'S
- BEAUTIFUL GARDENS TO ENJOY

WRIGHTS

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

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

****CHAIN FREE**** RETIRE ON THE WEST SIDE AL8, JUST YARDS FROM TOWN. Such opportunities rarely come to the market in Welwyn Garden City. An exclusive development of just 7 properties for the over 55's in a secluded, wooded location. An extremely well presented TWO BEDROOM MAISONETTE WITH PRIVATE ACCESS offering a DUAL ASPECT OPEN PLAN LIVING Featuring UPGRADED WINDOWS and ALLOCATED PARKING in a private car park. Meticulously maintained communal gardens and lawns. A must view property to appreciate the quaint development and wonderful home. Perrywood is a private site with the benefit of a SHARE OF FREEHOLD. A short level stroll will see you in the City Centre where you will find the mainline station serving Kings Cross. For convenience, Waitrose is just around the corner and the Library is close by. A viewing comes highly recommended to enjoy the beauty of the site. Energy Rating C.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE LOBBY

Staircase up to the apartment.

FIRST FLOOR

LANDING

Sizable space with all rooms leading off. Airing cupboard plus large coat cupboard. Loft access.

OPEN PLAN KITCHEN LIVING ROOM

A well lit dual aspect room. Spacious yet cosy. Space for a large sofa suite, dedicated dining area also. The kitchen has a great range of wall and base units. Space and plumbing for washing machine and cooker. Space for a large fridge/freezer. There is also a broom cupboard and breakfast bar.

BEDROOM ONE

Window to the front aspect. Large alcove for wardrobes.

BEDROOM TWO

Window to front aspect.

BATHROOM

The piece suite comprising panel bath, pedestal sink and low level w/c. Part tiled walls and window for ventilation.

OUTSIDE

COMMUNAL GARDENS

Beautifully presented gardens, laid to lawn with well stocked borders. There is a small paved area to front where the resident can take a seat to relax. Communal drying area. The gardens are enclosed by the surrounding woodland.

PARKING ARRANGEMENTS

Allocated parking bay for one car plus visitors bays.

LEASE INFORMATION

Share of Freehold with 99 Years remaining.
Service Charge- Currently £1450 for the annum.
Ground rent: £100.

(All information has been provided to us and should be verified by your legal representative).

COUNCIL TAX BAND D

£2,085.31

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 favourites 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.



