

12, Moatwood Green

Welwyn Garden City,
Hertfordshire, AL7 3SN
Guide Price £210,000



Entrance Hall
8'11" x 2'10"
2.72 x 0.87 m

Hallway
2'9" x 10'2"
0.86 x 3.10 m

Bathroom
6'9" x 6'5"
2.07 x 1.98 m

Kitchen
9'9" x 8'10"
3.00 x 2.69 m

Livingroom
12'11" x 10'8"
3.94 x 3.26 m

Bedroom
12'11" x 8'6"
3.95 x 2.60 m

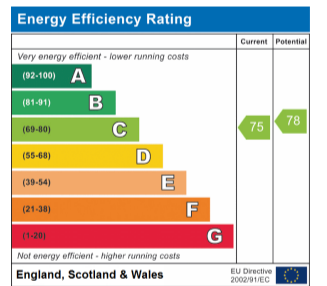
COUNTRY PROPERTIES
PART OF HUNTERS

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

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: £350

Ground Rent: £10

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