



Flat 7 Beaumont House, Cole Green Lane, Welwyn Garden City, Hertfordshire, AL7 3PD

- NEW KITCHEN & BATHROOM
- TWO LARGE BEDROOMS
- SECURITY ACCESS
- GOOD POSITION
- WELL APPOINTED THROUGHOUT
- IMMACULATE COMMUNAL HALLS AND GARDENS
- TWO ALLOCATED PARKING BAYS PLUS GUEST PARKING
- WALKING DISTANCE TO THE MAINLINE STATION AND TOWN CENTRE
- GROUND FLOOR WITH DIRECT GARDEN ACCESS



PROPERTY DESCRIPTION

An immaculate TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH DIRECT GARDEN ACCESS! Positioned at the heart of this desirable block with the benefit of TWO PRIVATE PARKING BAYS. This delightful home has been tastefully decorated throughout and has a NEW KITCHEN AND SHOWER ROOM. Featuring two great size bedrooms, a spacious living area with enough space for a dining room table and chairs. Beaumont house is a modern block constructed in the early 2000's and the communal areas are maintained to a high standard. Long lease and reasonable service charges. There are communal gardens to enjoy and plenty of visitors parking bays. Just a stones throw from the Woodhall parade of shops with every convenience. The town centre is an easy commute and can be accessed in around a 20 minute walk where you will find the mainline station. Parkland walks are on your doorstep! Easy access to the A414 and A1M. Energy rating C. A must to view for first time buyers, retired seeking a ground floor residence with a leafy aspect or and investor as you could achieve in the region of £1,300 Pcm.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNUAL ENTRANCE

Security intercom access. Carpeted hallways and staircases.

APARTMENT ENTRANCE

Cosy carpet, plenty of space to hang coats in a cupboard. Long passage leads off to living area, kitchen, both bedrooms and bathroom.

LIVING DINING AREA

Lovely spacious living room with plenty of space to have a dining room table and chairs for at least 6 people. Double glass doors which open out onto the private communal gardens from the living area. All carpeted. Electric featured fireplace with wooden mantelpiece.

KITCHEN

Recently installed kitchen with shaker style units and granite kitchen tops. Electric hob with under counter oven Extractor fan. Space for a fridge Freezer. Integrated dishwasher and washing machine. Lovely under cabinet lighting giving the kitchen a lovely glow. Stunning Quartz worktops.

BEDROOM ONE

Spacious main bedroom with plenty of space for a wardrobe. Window aspect has a lovely view onto the communal gardens.

BEDROOM TWO

Good size bedroom which also has a window aspect looking out onto the communal gardens.

SHOWER ROOM

New shower room which has been recently decorated with a walk in shower. Vanity basin with built in cupboards and lower w/c. Very tastefully done.

PARKING ARRANGEMENTS

Two private parking bays to the rear of the block. Additional visitor bays.

LEASE INFORMATION

Lease: 101 Years remaining

Ground Rent: £75.00 for the annum.

Service Charge: £1588.27. Building insurance is included.

The block is well managed and has just been taken over by a new management company. Presented in impeccable condition internally and externally.

COUNCIL TAX BAND C

£1,941.47

COMMUNUAL GARDENS

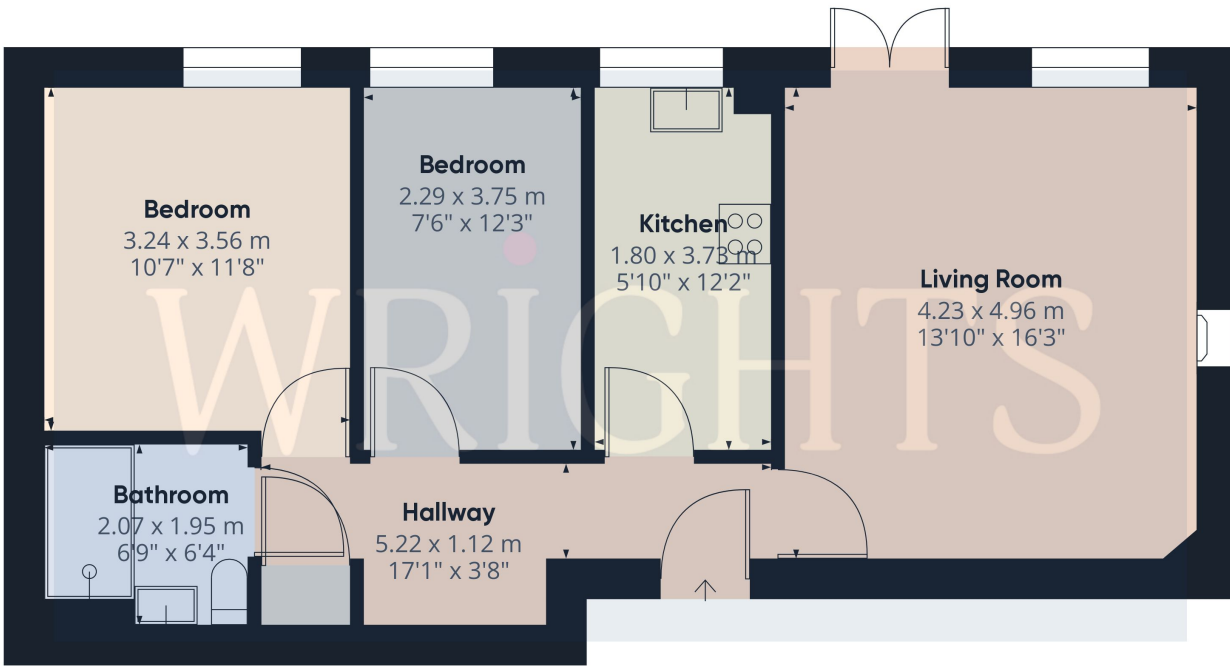
Two lawn areas to enjoy to the rear and in front of the apartment.

ABOUT WELWYN GARDEN CITY

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. 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 the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere, Megans is a great place to meet friends.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
59.77 m²
643.33 ft²

(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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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