



47 Guessens Court, Welwyn Garden City, Hertfordshire, AL8 6RB

- CHAIN FREE RETIREMENT APARTMENT IN THE TOWN CENTRE
- LOW CHARGES AND LONG LEASE
- GROUND FLOOR WITH LEVEL ACCESS
- RESIDENTS LOUNGE AND FACILITIES
- FRESHLY PAINTED AND NEW FLOORING THROUGHOUT
- CHAIN FREE
- OVER 60'S
- PARKING BY WAY OF PERMIT
- LEVEL WALK INTO TOWN



PROPERTY DESCRIPTION

****CHAIN FREE**** WEST SIDE AL8 RETIREMENT PROPERTY JUST YARDS FROM TOWN. A GROUND FLOOR ONE DOUBLE BEDROOM property for the over 60's positioned within a secluded and peaceful community just a few yards from the town centre. The home benefits from being freshly painted and offers new floor coverings. The property also features UPGRADED DOUBLE GLAZING. Plenty of residents and visitors permit parking. Meticulously maintained communal gardens and lawns. SHARE OF FREEHOLD. A safe environment being located near to the main entrance and community room. 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 . A swift purchase is available.



ROOM DESCRIPTIONS

WELCOME TO GUESSENS COURT

Offered to the market chain-free and situated on the ground floor and adjacent to the main entrance for conveniences, this freshly decorated and well presented apartment is ideally located at the heart of the development. Enter via the secure communal hall, the floors are carpeted and communal areas well lit. There is a communal lounge and washing facilities. The property features a spacious entrance hallway that leads to a bright and inviting living room. Adjacent to this space, the well-appointed kitchen comes equipped with a range of storage options. The bedroom boasts a generous space with built in cupboard. The stylish shower room features a three-piece suite. Externally, residents can enjoy Communal gardens and parking conveniently located at the front of the property by way of permit.

IN ADDITION

The proximity to the town centre adds cultural delight to the neighborhood, allowing residents to enjoy shopping experiences daily. The development features beautifully landscaped gardens, creating a tranquil oasis for relaxation. Imagine starting your mornings with a peaceful stroll through lush greenery, surrounded by colorful flowers and the melodies of chirping birds. This luxury development exudes refined elegance, ideal for those pursuing a premium retirement lifestyle. Welwyn Garden City, known for its unique charm, offers various attractions and conveniences. Explore the quaint town centre famous for its picturesque architecture and a variety of shops, boutiques, and markets. Enjoy abundant green spaces, including the stunning Stanborough Park, perfect for leisurely walks, boating, or simply enjoying nature. With a well-appointed apartment, prime location, proximity to the Barn Theatre, beautiful gardens,

MATERIAL INFORMATION

Lease: 151 Years remaining.

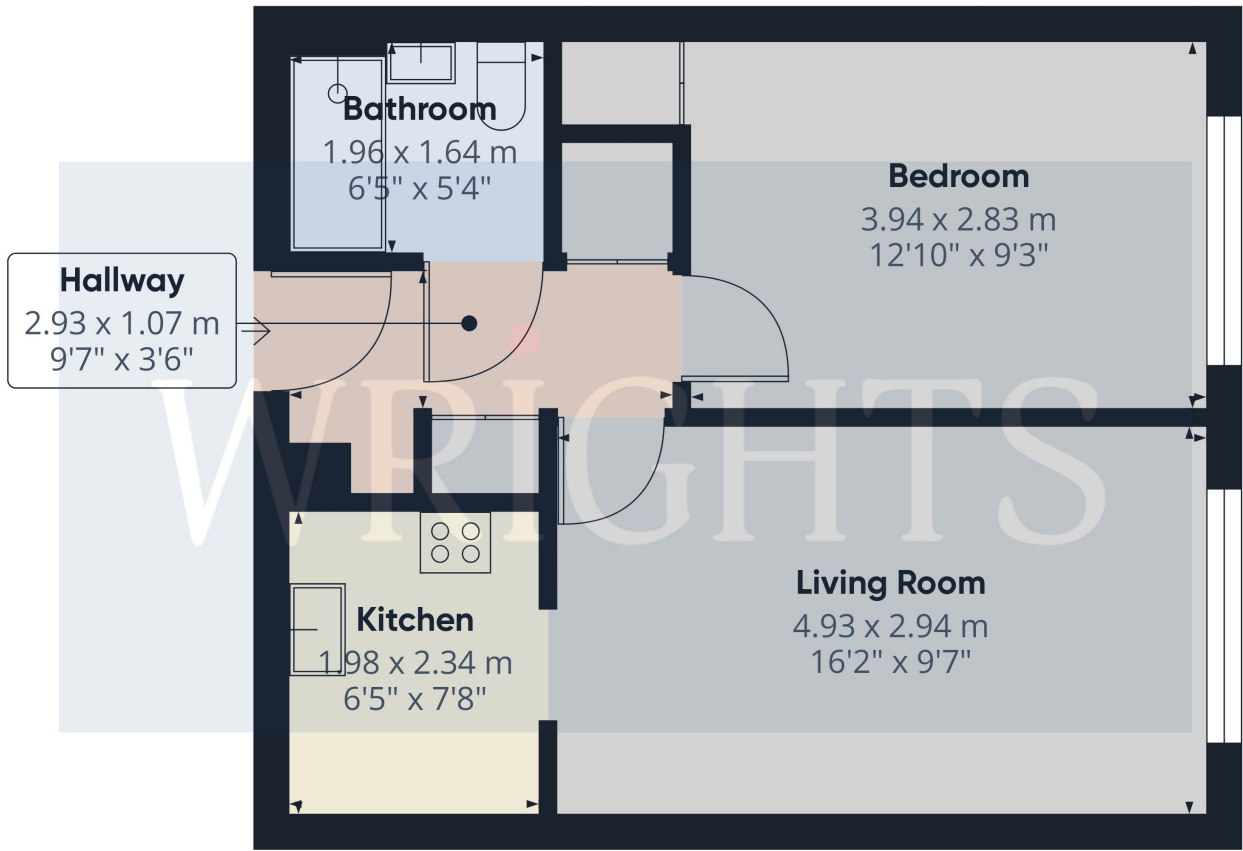
Service Charge: £2447.01 Includes buildings insurance and general runnings of the site including the scheme manager.

Council Tax Band C.

ABOUT THE WEST SIDE

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



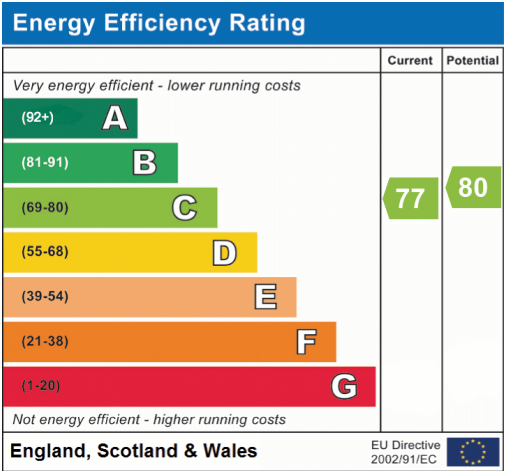


Approximate total area^m
40 m²
431 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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