



WRIGHTS

92 Springfields, WELWYN GARDEN CITY, Hertfordshire, AL8 6XL

- SPLIT LEVEL DUPLEX MAISONETTE
- CHAIN FREE
- WEST SIDE AL8 POSITION
- RESIDENTS PARKING
- OVERLOOKING A PEACEFUL GREEN
- WALKING DISTANCE TO THE MAINLINE STATION AND TOWN CENTRE
- CATCHMENT AREA FOR APPLECROFT PRIMARY SCHOOL
- EASY COMMUTE AND CLOSE TO MAJOR ROAD LINKS
- IDEAL FIRST TIME BUY OR BUY TO LET



PROPERTY DESCRIPTION

****WEST SIDE CHAIN FREE TWO DOUBLE BEDROOM SPLIT LEVEL MAISONETTE****. Such a rare opportunity to purchase this traditional Garden City residence at the heart of the highly sought after AL8 Postcode. Overlooking gorgeous grounds and gardens. Entering the residence, there is a spacious upgraded kitchen, large living room with views to the lawns. Spacious hallways with storage and bright landings. Upstairs there are two remarkable size double bedrooms which feature storage and an upgraded bathroom. SUPER LOW SERVICE CHARGE AND ONLY £10 GROUND RENT! An ideal first time purchase or low maintenance investment with a potential rental achievement of £1300 pcm. There are maintained gardens to the rear which residents enjoy and Residents only parking. A prime location being within a short level walk into the town centre and Mainline station serving Kings Cross in under half hour. Easy commute, the A1M is close by. Catchment for the highly regarded APPLECROFT PRIMARY SCHOOL, Stanborough senior school is adjacent to Springfields. A must view incredibly rare property.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Staircase leading to second floor.

APARTMENT ENTRANCE

A bright and airy welcome. Windows to the side elevation, two large storage cupboards.

LIVING ROOM

Spacious room with a dedicated living and dining area. A large window which overlooks the gardens below.

KITCHEN

A delightful range of white gloss wall and base units. Fitted oven, inset hob and extractor to remain. Space for larder fridge/freezer, washing machine and slimline dishwasher. Window to the front elevation.

LANDING

Window to the side elevation.

BEDROOM ONE

Over sized room with plenty of alcove space providing a dressing area. Window to the rear elevation.

BEDROOM TWO

A double bedroom with the added bonus of a fitted wardrobe. Window to the front elevation.

BATHROOM

Upgraded suite comprising bath with shower over, sink with vanity and low level w/c. the walls and floor are tiled. For comfort there is a heated chrome towel rail and window for ventilation.

COMMUNAL GARDENS

Manicured and maintained lawn areas which the property looks over for residents to enjoy.

PARKING ARRANGEMENTS

Residents permit parking bays in the service yard and to the street, (annual subscription of approximately £40 per car). There are garages to rent locally and are subject to availability; www.welhat.gov.uk/garages

LEASE INFORMATION

Lease: 87 Years remaining

Service Charge: £266.00 for the annum. Includes buildings insurance and £10 Ground Rent for the annum.

Note: The sellers have obtained a lease extension quote which is valid for 6 months from 08/04/2024 which will increase the lease by an additional 90 years. The quote has been reflected in the asking price. The lease can be extended immediately by a new purchaser upon completion.

COUNCIL TAX BAND C

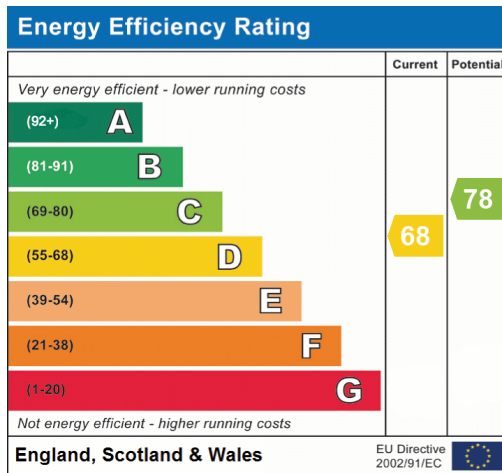
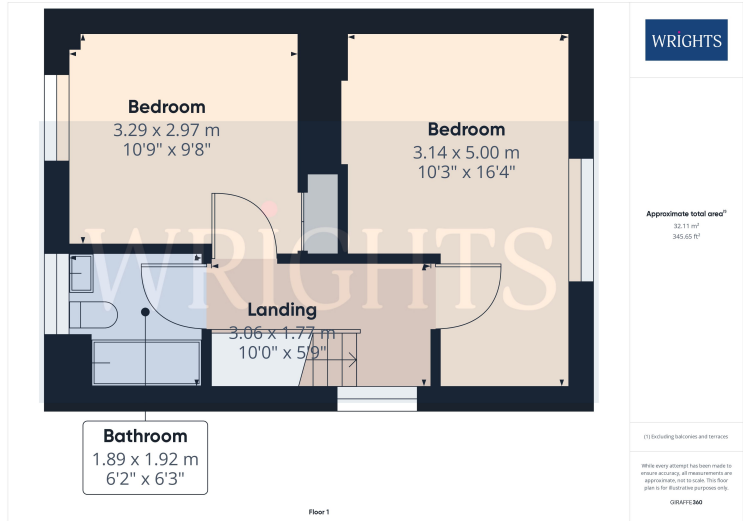
£1,941.47

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 within walking distance. 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 cinema in the town centre, showing the latest films.



FLOORPLAN & EPC



Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com