

**FOR SALE**

Guide Price £250,000 Leasehold Share of Freehold



WRIGHT

## **32 London Road, Welwyn, Hertfordshire, AL6 9JD**

- CHAIN FREE
- GROUND FLOOR MAISONETTE WITH PRIVATE ENTRANCE, GARDEN, GARAGE AND PARKING BAY
- SHARE OF FREEHOLD 50/50 WITH LONG LEASE (989 YEARS)
- PEPPERCORN GROUND RENT OF £1 IF DEMANDED AND ZERO SERVICE CHARGES
- AT THE HEART OF THE VILLAGE WITH ALL THE CONVENIENCES
- WELL PRESENTED OFFERING A TURN KEY SALE
- CLOSE TO THE A1M AND WELWYN NORTH MAINLINE STATION
- PERIOD VICTORIAN FEATURES



## PROPERTY DESCRIPTION

---

\*\*CHAIN FREE GROUND FLOOR MAISONETTE AT THE HEART OF THE VILLAGE WITH THE BENEFIT OF A SHARE OF FREEHOLD (989 YEAR LEASE), PEPPERCORN GROUND RENT OF £1 AND ZERO SERVICE CHARGES\*\*. This is truly a one off property in the village which features its own PRIVATE ENTRANCE, GARDEN, GARAGE and parking bay. An ideal first time purchase or downsize opportunity. An investor could achieve in the region of £1300 PCM. This property is being offered in a turn key condition. This charming red brick cottage style property is located within a quiet and leafy CUL-DE-SAC and features plenty of period features dating back to the Victorian era. The High street offers a range of shops and amenities as well as a great selection of traditional pubs. Well positioned, the A1M and Welwyn North Mainline station are close by.



### WELCOME TO LONDON ROAD

A quaint former school house which is neatly tucked away in the corner of Becket Gardens. A pretty victorian era property with a beautiful brick facade. There is a private driveway which services three properties. To the rear, there is a private garage which is larger than average and there is a parking bay in front of the door. Off to the side, a large private garden with patio area and lawn. There is also a lockable metal shed. There could be potential to create additional parking (stpp). Inside, there is a entrance hall with two cupboards. The kitchen is appliance with views to the rear garden and the upgraded boiler is located in this room. A bathroom with a three piece suite and a window for ventilation. There is a spacious living room with pretty views to the front and a large bedroom which also enjoys the same view.

### MATERIAL INFORMATION

Lease: Share of Freehold- 989 Years remaining.

Ground rent: £1.00 If demanded.

Service Charge: Zero.

The responsibilities of general maintenance of the main dwelling are split 50/50 with the first floor maisonette. There are no montly payments required. There is an annual Block buildings insurance arranged by both Freeholders with the most recent policy being split at £250 each for the annum insured. The Driveway is maintained by three properties being 32,32A and the Adjacent house.

Council Tax Band B.

The above information has been provided by the vendors. A buyer should seek confirmation via their legal representitive.

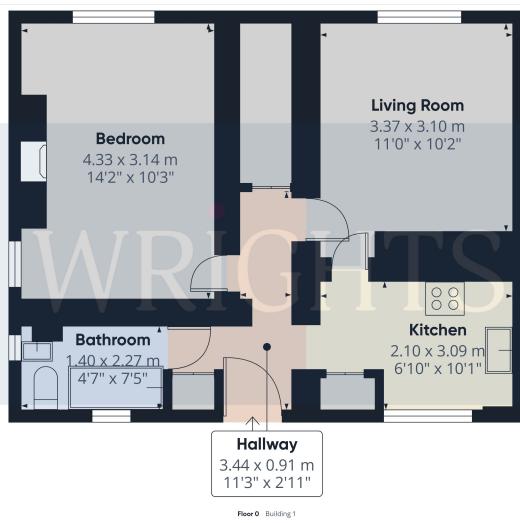
### ABOUT WELWYN VILLAGE

Welwyn is a quaint village with the river Mimram running through and willow trees lining the banks. Unique timberframed buildings present Welwyn as a traditional English village but the rich Roman archaeology gives it a clear sense of identity. Despite being located deep in the Hertfordshire countryside, there is plenty to do nearby. The village is full of traditional English amenities, from country pubs and restaurants to specialist and boutique shops and beautiful churches with plenty history, providing the best features of village life.

### Continued

The Wellington Inn offers delicious and innovative food in a charming rustic setting, alternatively The White Hart – a grade II listed coaching innAlso nearby is The Waggoners, a refurbished 17th century pub in Ayot Green that serves fine French cuisine in a cosy homely atmosphere. Just outside the village, the Welwyn Roman Baths are a fascinating ancient site, with regular events held throughout the year for all ages to explore. There are many clubs, societies and youth groups to get involved in as well as large playing fields and sporting facilities. The annual Welwyn Festival is hosted for a week in June and fills the village with excitement as the entire community gets involved. There's a range of activities and events, from a street market to a costume parade and a family fun day, all of which aim to raise money for local projects and charities.





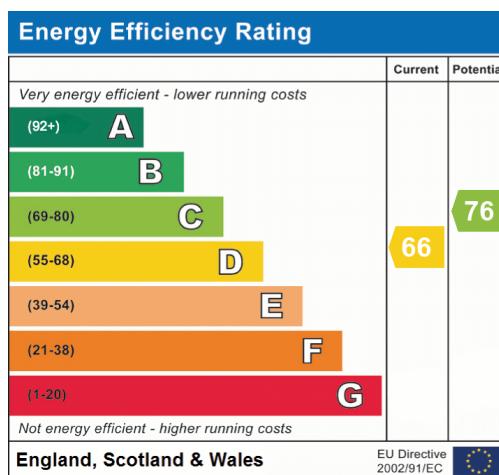
WRIGHTS

Approximate total area<sup>(1)</sup>40.3 m<sup>2</sup>  
433 ft<sup>2</sup>

(1) Excluding balconies and services

Calculations reference the RICS/PMS  
3C Standard. Measurements are  
approximate and for illustration  
only. This floor plan is intended for illustration  
only.

GRIAFF 360



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