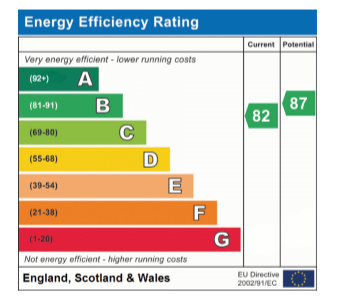


Approximate total area<sup>(1)</sup>  
 57.2 m<sup>2</sup>  
 615 ft<sup>2</sup>

(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.

GIRAFFE 360



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

Viewing by appointment only

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A well-presented and recently redecorated two-bedroom first floor flat, ideally located in Welwyn Garden City. Offered to the market chain free, this bright and spacious property is perfect for first-time buyers, investors or those looking to downsize, benefiting from a clean, modern finish throughout and ready for immediate occupation.

- Well presented 2 bed flat
- First floor location
- Refitted shower room
- Refitted bathroom
- Recently redecorated
- Chain Free

## Ground Floor

### Communal entry hall

A bright communal entry hall with postal boxes, stairs to first floor and communal entry system.

## First Floor

### Entrance hall

A bright and airy Entrance hall with communal entry phone, radiator and doors to bedrooms, bathroom and Living room.

### Living room

This is a bright and spacious living/dining area with a clean, neutral finish. The room features light cream walls and a soft carpet, creating a warm and airy feel throughout. Natural light floods in through the French doors at the far end, which open out to an outdoor space and offer pleasant views.

There is ample room for both seating and dining, with a designated dining area positioned by the doors. An open archway leads through to the kitchen, adding to the sense of flow and practicality. Overall, it's a versatile and well-presented space, ideal for both relaxing and entertaining.



### Kitchen

This is a well-presented and functional kitchen fitted with a range of light wood wall and base units, offering ample storage and worktop space. The layout is practical, with integrated appliances including an oven and hob, alongside space for freestanding white goods.

A window above the sink allows for plenty of natural light, enhancing the bright and airy feel, while the tiled splashbacks and flooring add to the room's durability and easy maintenance. Overall, it's a neat and efficient space, ideal for everyday cooking.

### Bedroom 1

This is a bright and well-proportioned double bedroom, finished in a clean, neutral décor. The room benefits from excellent built-in storage, with full-height wardrobes along both sides, including mirrored doors that enhance the sense of space and light.

A large window allows for plenty of natural light, creating a calm and inviting atmosphere. There is ample space for a double bed and additional furniture, making it a comfortable and practical bedroom.

### Bedroom 2

This is a bright and well-presented second bedroom, finished in a neutral décor that enhances the sense of space and light. A large window allows for plenty of natural light, creating a pleasant and airy atmosphere.

The room comfortably accommodates a bed along with additional furniture, making it ideal as a guest room, child's bedroom or home office. Overall, it's a versatile and inviting space.

### Bathroom

This is a modern and well-presented shower room, finished with contemporary tiling throughout. The space features a walk-in shower with glass screen, along with a wash hand basin set within a vanity unit providing useful storage, and a low-level WC.

The neutral colour scheme creates a clean and bright feel, while the layout is both practical and easy to maintain. Overall, it's a stylish and functional bathroom.

## Outside

### Grounds and parking

Outside there are communal grounds including a child's play area, and allocated parking as well as visitors parking spaces.

