



102 Dawley, Welwyn Garden City, Hertfordshire, AL7 1DX

- CHAIN FREE
- DUPLEX APARTMENT ACCOMMODATION ACROSS TWO FLOORS
- THREE DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- UPGRADED WINDOWS AND FRONT DOOR
- CUL-DE-SAC
- RESIDENTS PARKING
- PARKLAND WALKS CLOSE BY AND A SHORT STROLL TO HALDENS SHOPS



PROPERTY DESCRIPTION

****CHAIN FREE THREE BEDROOM SPLIT LEVEL DUPLEX APARTMENT**** Such a rare opportunity! This is a bright and airy apartment which is positioned at the end of a quiet and leafy CUL-DE-SAC. In need of some modernisation, this property offers superb accommodation measuring 792 SQ/FT (73 SQ/M) making this one of the largest on the AL7 Postcode. The property benefits from REPLACEMENT WINDOWS AND FRONT DOOR. There is plenty of residents parking and the option to rent local authority garages in the street. Haldens is a popular residential location which offers a lovely parade of shops and independent restaurants, in addition there are beautiful parkland walks on your doorstep with VIEWS OF THE VIADUCT from the property. Renowned primary schools are within walking distance. This is a must view property to appreciate the size and potential. Energy Rating E.



ROOM DESCRIPTIONS

FIRST FLOOR

COMMUNAL LANDING

Staircase leading up to the 1st floor where the flat front door is located. There is also a brick built storage shed.

APARTMENT ENTRANCE

A spacious hallway, under stairs storage and staircase leading to the 1st floor.

LIVING ROOM

A spacious room with two windows to the front elevation. Split into a dining and living space with chimney in the middle.

KITCHEN

A range of wall and base units. Appliances to remain. Window to the rear elevation.

SECOND FLOOR

LANDING

Storage cupboard.

BEDROOM ONE

Window to the rear elevation.

BEDROOM TWO

Window to the rear elevation. Airing cupboard.

BEDROOM THREE

Window to the front elevation.

BATHROOM

SEPARATE W/C

OUTSIDE

PARKING ARRANGEMENTS

Unrestricted residents bay and street parking. There is the option to rent local authority garages subject to availability.

LEASE INFORMATION

Lease: 125 Years from October 1986. 86 Years remaining.

Service Charge: April 2025- April 2026- £452.02.

Includes buildings insurance and ground rent of £10.00.

COUNCIL TAX BAND C

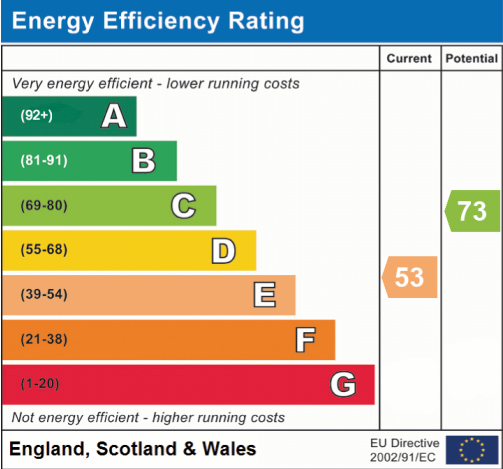
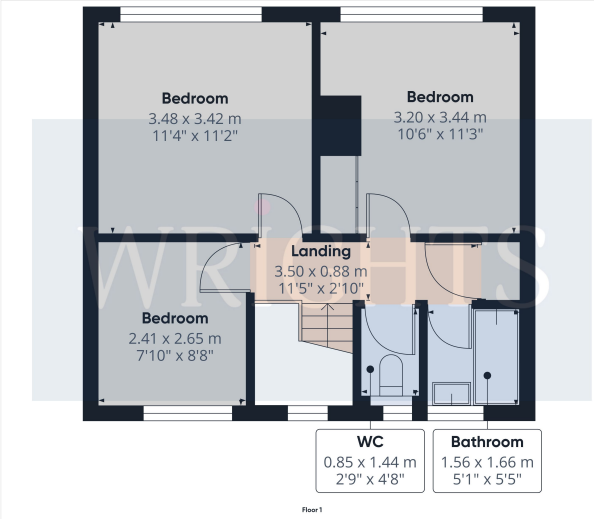
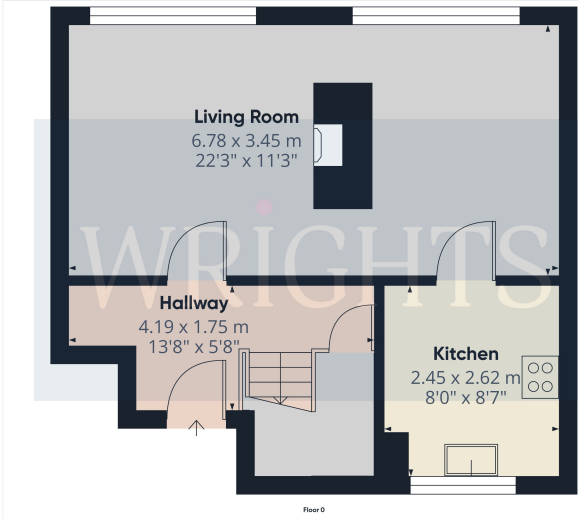
ABOUT WELWYN GARDEN CITY

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 favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. 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.



FLOORPLAN & EPC

WRIGHTS



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