



WRIGHTS

# 102 Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3BZ

- WALK TO MAINLINE STATION
- WALKING DISTANCE TO AMENITIES
- LIFT ACCESS TO ALL FLOORS
- UNDERCOVER PARKING AND LARGE GARAGE WITH REMOTE DOOR
- LONG LEASE
- SECURITY ACCESS INTERCOM
- KITCHEN WITH APPLIANCES
- TWO BEDROOMS
- THIRD FLOOR (WITH LIFT)



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE \*\*** This lock-up-and-go residence in Welwyn Garden City is the ideal choice for buyers seeking their dream home. This two double-bedroom, one-bathroom apartment is perfect for busy professionals or as a charming starter home. Conveniently located just outside the town centre, it's within walking distance of the mainline station, making commuting a breeze. Abundant natural light floods the apartment through its large windows, creating a warm and inviting atmosphere. Key features include a high-spec kitchen with modern appliances, a secure video entry system, underground parking, and lift access to all floors. This development boasts exceptional transport links, with Welwyn Garden City railway station only a short walk away, offering regular services to London King's Cross in under 30 minutes. Additionally, Junction 4 of the A1 (M) is within two miles, providing easy access to major routes. Don't miss the opportunity to make this wonderful apartment your new home!



## ROOM DESCRIPTIONS

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### ABOUT BROADWATER ROAD

Welcome to this elegant and sophisticated apartment, designed for modern living. Featuring higher-than-average ceilings and floor-to-ceiling windows, this space is flooded with natural light, creating an inviting atmosphere. The decor, primarily in neutral colors, enhances the apartment's versatile aesthetic. As you enter, you are greeted by a spacious entrance hall that provides access to all areas of the home. The open-plan layout seamlessly combines the dining, kitchen, and lounge areas, making it an ideal setting for entertaining guests. The kitchen is a standout feature, showcasing sleek black and white cabinets complemented by atmospheric mood lighting. With integrated appliances, it effortlessly blends style with functionality, catering to both culinary enthusiasts and casual users alike.

### CONTINUED

The main bedroom boasts full-length windows, enhancing the bright and airy ambiance, along with built-in cupboards for added convenience. The second bedroom is generously sized, also featuring full-length windows and built-in cupboards.

The bathroom is spacious and well-appointed, featuring a modern white suite complemented by tiled floors and fully tiled walls, along with a chrome heated towel rail for warmth and comfort. For added convenience, residents enjoy secure underground parking and access to a beautifully landscaped communal garden, perfect for relaxation and outdoor enjoyment.

### PARKING ARRANGEMENTS

Secure undercover parking bay for one car accessed via a remote shutter. There is also unrestricted parking on Penn Way.

### LEASE INFORMATION

Lease: 110 years remaining

Ground Rent: £250 per annum

Service Charge: £3662.20 inclusive of heating and hot water

### COUNCIL TAX BAND C

£2 138.03

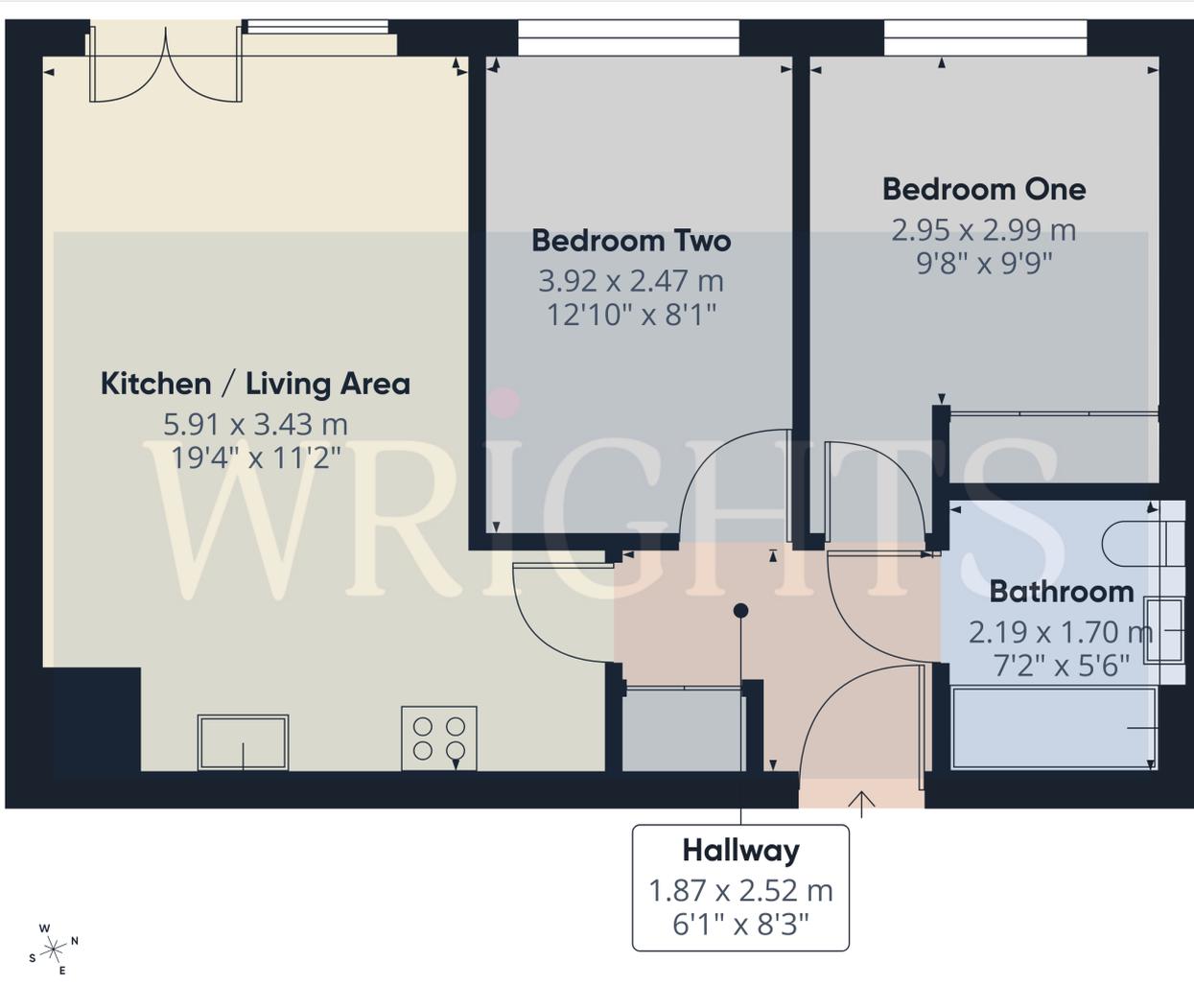
### ABOUT WELWYN GARDEN CITY

Welwyn Garden City, founded in 1920 by Sir Ebenezer Howard, is recognized as one of the first garden cities in the world, blending urban living with lush green spaces. The town was designed to offer residents a balance of residential, commercial, and agricultural environments while promoting community spirit. Over the years, Welwyn Garden City has developed a rich history, with iconic architecture reflecting its early 20th-century design principles. Amenities in the town include a vibrant town center with a variety of shops, restaurants, and cafes, as well as cultural venues. Residents can enjoy a selection of parks and nature reserves, which offers walking and cycling paths. The well-connected public transport options, including the railway station with direct services to London, make it an attractive location for commuters while maintaining a charming, community-focused atmosphere.

### BUYERS INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.





Approximate total area<sup>m</sup>  
52 m<sup>2</sup>  
561 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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