

Stanborough Green WELWYN GARDEN CITY Offers Over £175,000

Leasehold



1 bathroom



1 reception room



garden



parking



****WEST SIDE AL8**CHAIN FREE**** The RAREST of opportunities has arisen to purchase this truly wonderful BAY FRONTED MAISONETTE STYLE STUDIO apartment positioned on a pretty tree lined green within walking distance of the beautiful Welwyn Garden City centre. A real needle in a haystack, this home is perfect for the London commuter wishing to live in this wonderful thriving town, whilst a hop, skip and a jump will lead you from the apartment to the MAINLINE station serving Kings Cross and Moorgate in under 30 minutes! The property benefits from its own PRIVATE ACCESS, REPLACEMENT WINDOWS, REPLACEMENT KITCHEN and GAS CENTRAL HEATING. Low service charge and ground rent. Positioned close to the Stanborough lakes and easy commute with access to the A1M and A414 within a few minutes drive. A must view property to appreciate its noteworthy features. Energy rating C. An investor could achieve in the region of £700.00 PCM.

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ACCOMODATION

ENTRANCE HALL

All rooms leading off, storage cupboards.

STUDIO ROOM

5.18m x 4.63m (17' x 15' 2") Measured into bay.

KITCHEN

2.95m x 2.01m (9' 8" x 6' 7") Replacement kitchen, a range of wall and base units, space for freestanding oven, fridge freezer and plumbing for washing machine. Wall mounted boiler (serviced 2021). Window to front elevation.

BATHROOM

White three piece suite comprising panel bath with shower over, pedestal sink, low level w/c, part tiled walls and floor, window for ventilation.

OFF STREET PARKING

Residents permits required for car park and adjacent streets.

COMMUNAL GARDENS

Well manicured and maintained lawns to the front and rear.

LEASE INFORMATION

Length of Lease: 92 years remaining

Ground rent £10 pa

Service charge: £370.52 2021-2022 Includes building insurance.

COUNCIL TAX BAND A

£1275.10

WHAT THE OWNERS SAY

I absolutely love living on Stanborough Green, the West Side of town offers so many benefits such as easy walking access to both the town centre, train station and the stunning Stanborough Lakes. The ground floor flat has really well proportioned rooms in comparison to other studio flats and has a really successful layout with clearly defined living and sleeping zones. One of the biggest selling points for me was the large bay window overlooking the green which offers really lovely views all year round. The flat also benefits from having its own front door rather than having to use communal hallways. All of the neighbours are really friendly and it's a very safe and community driven area. I love living in this area and will not be moving far.

ABOUT THE WEST SIDE

The 'West side' is the oldest part of Welwyn Garden where the houses are of a neo-Georgian design and laid along wide tree-lined grass verges.

The spine of the town is Parkway, almost a mile long leading into the heart of the town center. The scenic view along Parkway to the south was once described as one of the world's finest urban vistas with its historic fountain built for the Coronation of Queen Elizabeth II in 1953. On the outskirts of the West side is Sherrards Park Wood, large rural ancient woodland.

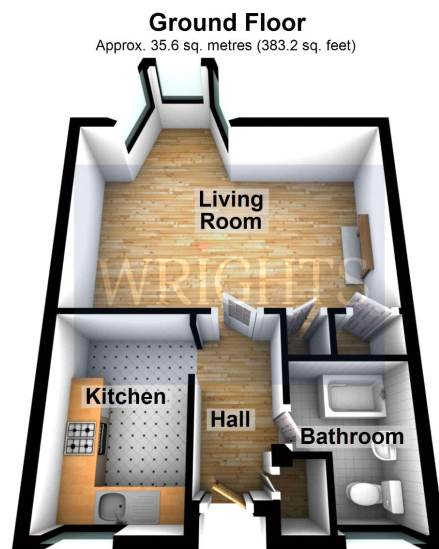
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Stanborough Park, a beautiful countryside park and water sports centre, covering an area of 126 acres. Gosling sports centre is a ground breaking 50 acre complex offering a diverse range of sports and leisure.

A big attractions for living in the West side are the schools, in particular Templewood, Applecroft primary and Monks Walk secondary schools.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not environmentally friendly - higher CO ₂ emissions	
	76		80
	64		64
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC	

FLOOR PLAN



Total area: approx. 35.6 sq. metres (383.2 sq. feet)



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Registered office: 9 Market Place Hatfield Herts AL10 0LJ



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