



WRIGHTS

# Flat 6 Beaumont House, Cole Green Lane, Welwyn Garden City, Hertfordshire, AL7 3PD

- CHAIN FREE SALE ENSURING A SWIFT AND EFFICIENT PURCHASE
- ATTRACTIVELY PRICED FOR A SWIFT SALE
- FULLY REFURBISHED INCLUDING A NEW KITCHEN AND BATHROOM
- LONG LEASE AND REASONABLE CHARGES
- SMALL BLOCK OF JUST 6 PROPERTIES
- TWO PRIVATE PARKING BAYS
- COMMUNAL GARDENS

WRIGHTS

KEY OPPORTUNITY  
Wrights of W G C

36, Stonehills, Welwyn Garden City, AL8 6PD

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## PROPERTY DESCRIPTION

**\*\*CHAIN FREE AND FULLY REFURBISHED\*\*** An immaculate TWO DOUBLE BEDROOM GROUND FLOOR apartment positioned at the heart of this desirable block with the benefit of TWO PRIVATE PARKING BAYS. Positioned on the mid floor of only 6 apartments. This delightful home has been tastefully re fitted throughout and features REPLACEMENT FLOORING and a REFURBISHED BATHROOM SUITE AND KITCHEN. Featuring Two LARGE bedrooms with SOUTH FACING ASPECTS. A cosy yet spacious living area with a dedicated dining area featuring a delightful BAY WINDOW. Beaumont house is a modern block constructed in the early 2000's and the communal areas are maintained to a high standard. LONG LEASE and REASONABLE SERVICE CHARGES. There are communal gardens to enjoy and plenty of Visitors parking bays. Just a stones throw from the Woodhall parade of shops with every convenience. The town centre is an easy commute and can be accessed in around a 20 minute walk where you will find the mainline station. Parkland walks are on your doorstep! Easy access to the A414 and A1M. Energy rating C. A must view property for first time buyers and an investor could achieve in the region of £1400 Pcm. The property has been attractively priced for a swift sale.



## ROOM DESCRIPTIONS

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### WELCOME TO BEAUMONT HOUSE

Constructed in the early 2000's, this exclusive small development is an ideal first time purchase, investment or for someone looking for a downsize move. Approach the communal front door which is set behind a pretty hedgerow. The security intercom provides secure access to just six properties. The communal hallway is well presented and has carpeted floors. There are just two properties to the ground floor. Enter the apartment and be impressed with the freshly decorated scent. The cosy carpet is the first premium feature you will enjoy. The hallway is spacious and features an airing cupboard. The property features wide doors and accessible light switches. The main living room features two windows one of which being a bay, the cosy carpet continues. The kitchen is separate and has been refitted with a sleek matte grey cabinets, integrated oven with inset hob and space for a washing machine and fridge/freezer. Being the end plot, there is a window for light and ventilation.

### Continued

There are two double bedrooms each with south facing views of the communal gardens. Both rooms offer plenty of space for wardrobes. The stylish bathroom has been refitted and features chrome fittings and a heated towel rail for comfort. The communal gardens are meticulously maintained and are to the rear of the site for tranquility. There is a bin store and the dedicated private parking can be easily accessed from the side passageway which is adjacent to the property.

### MATERIAL INFORMATION

Lease: 100 Years remaining

Ground rent: £75 for the year

Service Charge: £1,548.29 for the year. Buildings insurance is included.

Council Tax Band C.

### ABOUT WELWYN GARDEN CITY

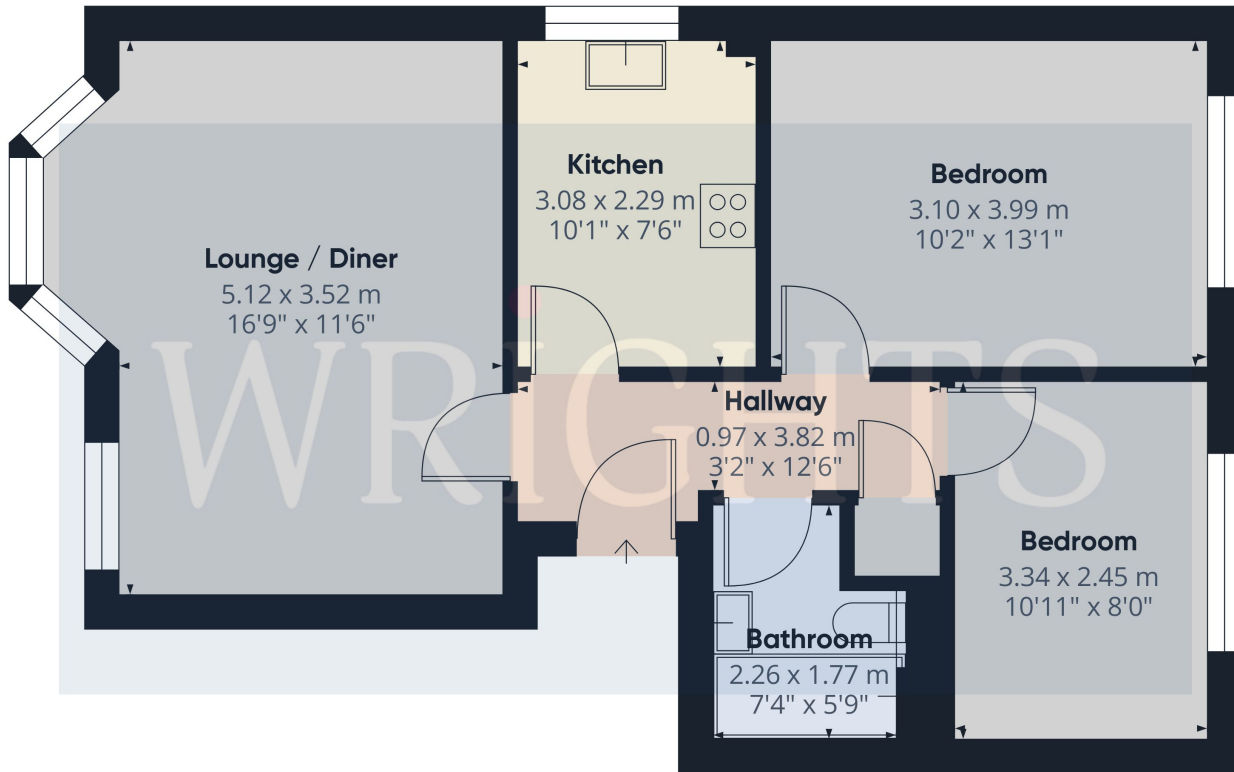
Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



# FLOORPLAN & EPC

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Approximate total area<sup>m</sup>  
57.2 m<sup>2</sup>  
616 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>	73	75
(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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