



# 66, Broadwater Road

Welwyn Garden City,  
Hertfordshire, AL7 3BZ  
Guide Price £230,000

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properties



Convenient for the commuter.... A well presented 1 bed ground floor maisonette located within minutes of the train station this flat is offered chain free and has allocated secure under ground parking. The property has its own front garden with private door leading to the property.

- 1 bed Maisonette
- Refitted kitchen and bathroom
- Located within 200 yards radius of Train station and shops
- Chain free
- Modern block
- Allocated secure under ground parking
- 111 years remaining on Lease

#### Ground Floor

##### Entrance Hall

Double glazed timber framed door leading to entrance hall with laminate floor, large storage cupboard, doors to living room, bedroom and bathroom.

##### Living Room

A dual aspect room with double glazed windows to front and two double glazed windows to side, two radiators, laminate flooring, television and telephone points, open to Kitchen.

##### Kitchen

A modern kitchen with black fronted doors and Chrome effect handles, black marble effect laminate roll edge worktop, stainless steel single bowl sink units with mixer tap over, under worktop lighting, integrated stainless steel Zanussi electric oven with matchings and Lucy halogen hob over, stainless steel splashback and further stainless steel chimney style extractor above, integrated AEG fridge/freezer space and plumbing for automatic washing machine, ceramic floor and wall tiling, extractor fan.



## Bedroom

UPVC double glazed window to front, radiator, laminate flooring, built in full height wardrobe with mirror fronted sliding doors with shelf and hanging space within. Television and telephone points.

## Bathroom

Ceramic floor and wall tiling, bathroom comprises of a white suite with a low level dual flush WC, pedestal wash hand basin and a panel bath with rainfall style shower and separate handheld shower units over, wall mounted Chrome effect heated towel rail, extractor fan, wall mounted shaver point.

## Outside

### Garden

The property is accessed via a gated private garden which is mainly laid to lawn with Wall and hedge surround with pathway to private front door.

### Secure Parking

To the rear of the property there is integrated underground secure parking where the property has one allocated parking spot.

## Agents Notes:

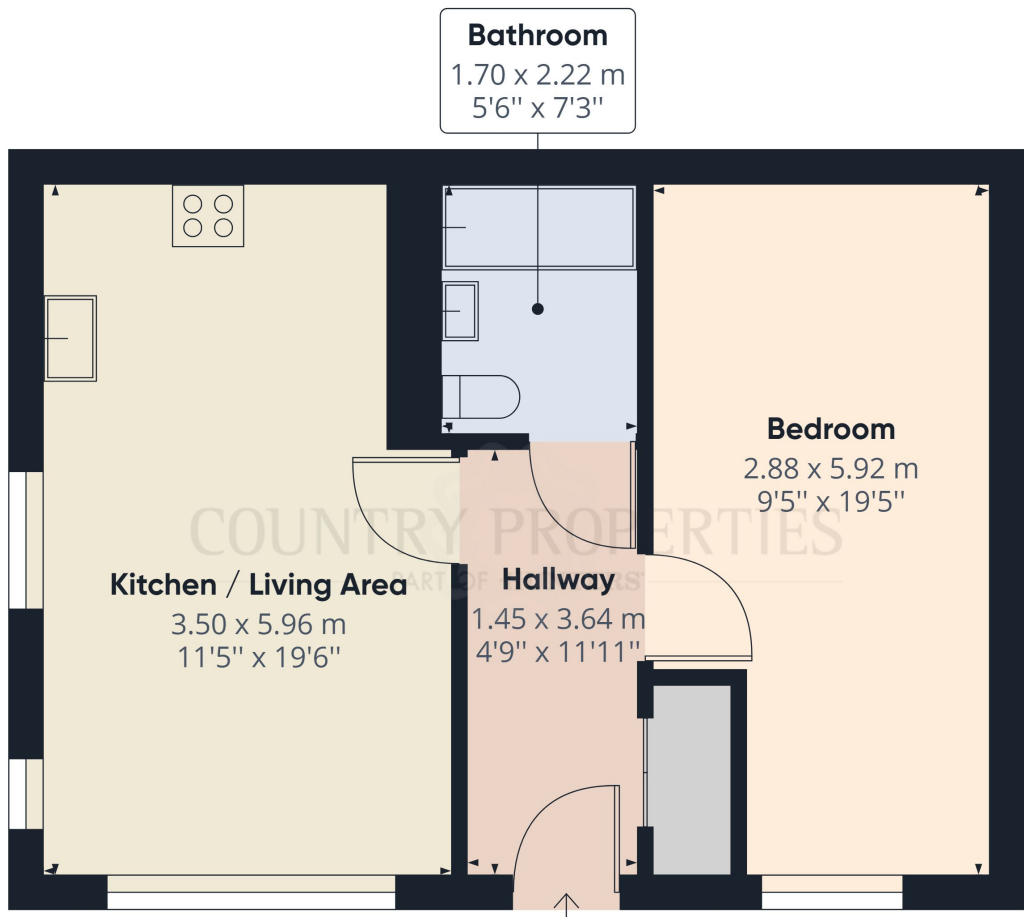
Tenure: Leasehold: 125 years from 2011- 111 years left.

Ground Rent £200 P.A

Management Charge for 2024: £2028. £169 per month.

Council Tax Band: B £1571 P.A



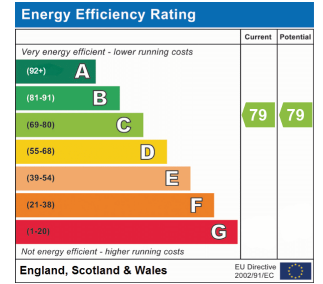


Approximate total area<sup>(1)</sup>  
47.31 m<sup>2</sup>  
509.26 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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