



## 28 Homestead Court, WELWYN GARDEN CITY, Hertfordshire, AL7 4LY

- CHAIN FREE SALE ENSURING A SWIFT AND EFFICIENT PURCHASE
- ATTRACTIVELY PRICED FOR A SWIFT SALE
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- UPGRADED FINISH THROUGHOUT
- UPGRADED WINDOWS AND ROOF
- MAINTAINED COMMUNAL GARDENS
- LOW SERVICE CHARGE AND £10 GROUND RENT
- CLOSE TO PARKLAND WALKS AND AMENITIES





## PROPERTY DESCRIPTION

**\*\*CHAIN FREE ATTRACTIVELY PRICED FOR A SWIFT SALE\*\*** A delightful 1930's period "Garden City" apartment with period features. Presented in a turn key condition, this first floor, TWO DOUBLE BEDROOM apartment offers a large entrance hall, good size DUAL ASPECT lounge and a LUXURY REFITTED KITCHEN. Both bedrooms feature built-in wardrobes with the principal room featuring a gorgeous BAY WINDOW overlooking the delightful gardens below. A LUXURY REFITTED BATHROOM. REPLACEMENT DOUBLE GLAZED GEORGIAN STYLE WINDOWS, and an upgraded VIESMANN BOILER with period style column radiators. For added security there is an intercom system. Ample storage cupboards throughout the home. Outside the property, there is a terrace providing space to place a small bistro table and chairs to enjoy the sunshine and there are attractive, well maintained communal grounds with mature trees, perfect for the wildlife. Adjacent to the property is the King George playing field. Woodhall parade of shops are just a stones throw from the home with every convenience required whilst the town centre is a short drive and an easy commute to the mainline station. Energy rating D. A must view home to appreciate the properties noteworthy features.





## ROOM DESCRIPTIONS

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### ENTRANCE HALL

A spacious and bright welcome with wearing vinyl floor, an abundance of storage and boot cupboards.

### LIVING ROOM

Dual aspect Georgian style windows overlooking the grounds below and King George playing fields adjacent to the development.

### KITCHEN

Simply stunning, a large range of cream shaker style wall and base units. Integrated fridge/ freezer, dishwasher electric oven and inset gas hob with extractor. Freestanding washing machine. LED undercounter mood lighting, boiler cupboard and hard wearing vinyl floor covering.

### BEDROOM ONE

Bay window to the gardens below. Fitted wardrobe.

### BEDROOM TWO

Window to the rear elevation & Fitted wardrobe.

### BATHROOM

Luxury refitted white suite comprising panel bath with shower attachment over, low level w/c and sink with vanity unit. Fully tiled walls and vinyl floor, Chrome towel rail.

### COMMUNAL GARDENS

Maintained lawn areas to enjoy. The King George playing fields are adjacent.

### PARKING ARRANGEMENTS

Unrestricted communal parking bays adjacent to the block plus additional street parking.

There are council garages within the development with the option to seek tenancy via the council portal; <http://www.welhat.gov.uk/garages>

### MATERIAL INFORMATION

Lease: 83 Years remaining.

Service charge: £539.40 per annum with buildings insurance.

Ground Rent: £10.00 per annum.

The main roof was replaced in 2018.

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

WRIGHTS

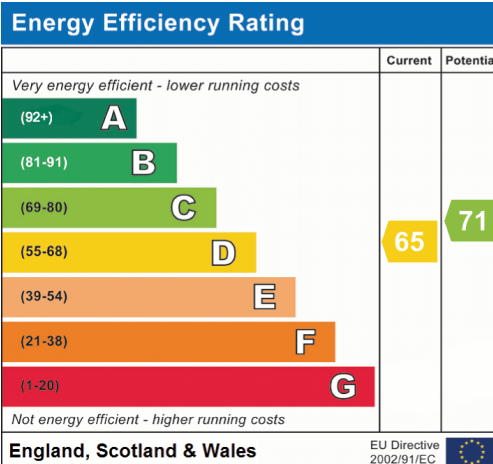


**Approximate total area<sup>m</sup>**  
60.5 m<sup>2</sup>  
651 ft<sup>2</sup>

(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



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