



102, Broadwater Road

Welwyn Garden City,  
Hertfordshire, AL7 3BZ

Offers in Excess of £250,000

country  
properties



NEVER MISS THE TRAIN AGAIN... A two bedroom 3rd floor flat located within a short walk of the main line train station, local shops and amenities. the property benefits from an allocated parking space and is well presented throughout.

- Located within yards of the main line train station
- Alocated parking for 1 car
- UPVC double glazed
- Gas central Heating
- Well presented throughout
- 2 bed 3rd floor flat

#### Ground Floor

#### Communal Entry

Corridor with stairs and lifts to all floors.

#### Top Floor

#### Entrance Floor

Personal door leading into the entrance hall with a wood effect laminate flooring, doors to bedrooms, bathroom, living room/ kitchen and a large storage/ airing cupboard.

#### Living Room

Open plan living room with UPVC double glazed French doors leading out onto a Juliet balcony overlooking the ground floor, garden areas and play area. Further UPVC double glazed window openings. Wood effect laminate flooring. Radiator. Vent extractor system. Television and telephone points. Open plan to the kitchen area.

#### Kitchen Area

Roll edge worktop with black fronted cupboards above and below, stainless steel single bowl sink unit with mixer tap over. Under cupboard worktop lighting, integrated stainless steel electric oven with four burner electric hob over and stainless steel chimney style extractor above, integrated fridge/ freezer. Integrated washing machine Android and integrated slim line dishwasher.



## Bedroom One

UPVC double glazed windows overlooking the garden area below and children's playground. Radiator. Range of built in wardrobes with shelf and double hanging space, one mirror fronted. Television and telephone points.

## Bedroom Two

UPVC double glazed window overlooking the outside garden area and Charles playground. Television and telephone points. Radiator.

## Bathroom

Three piece suites comprising of a panel bath with thermostatic controlled shower over pedestal, wash hand basin, low level dual flush WC, Wall mounted Chrome effect, heated towel rail, ceramic floor and wall tiling. Extractor fan. Wall mounted electric shaver/toothbrush points.

## Outside

## Parking

1 allocated parking space located within the secured under ground parking area.

## Agents Notes

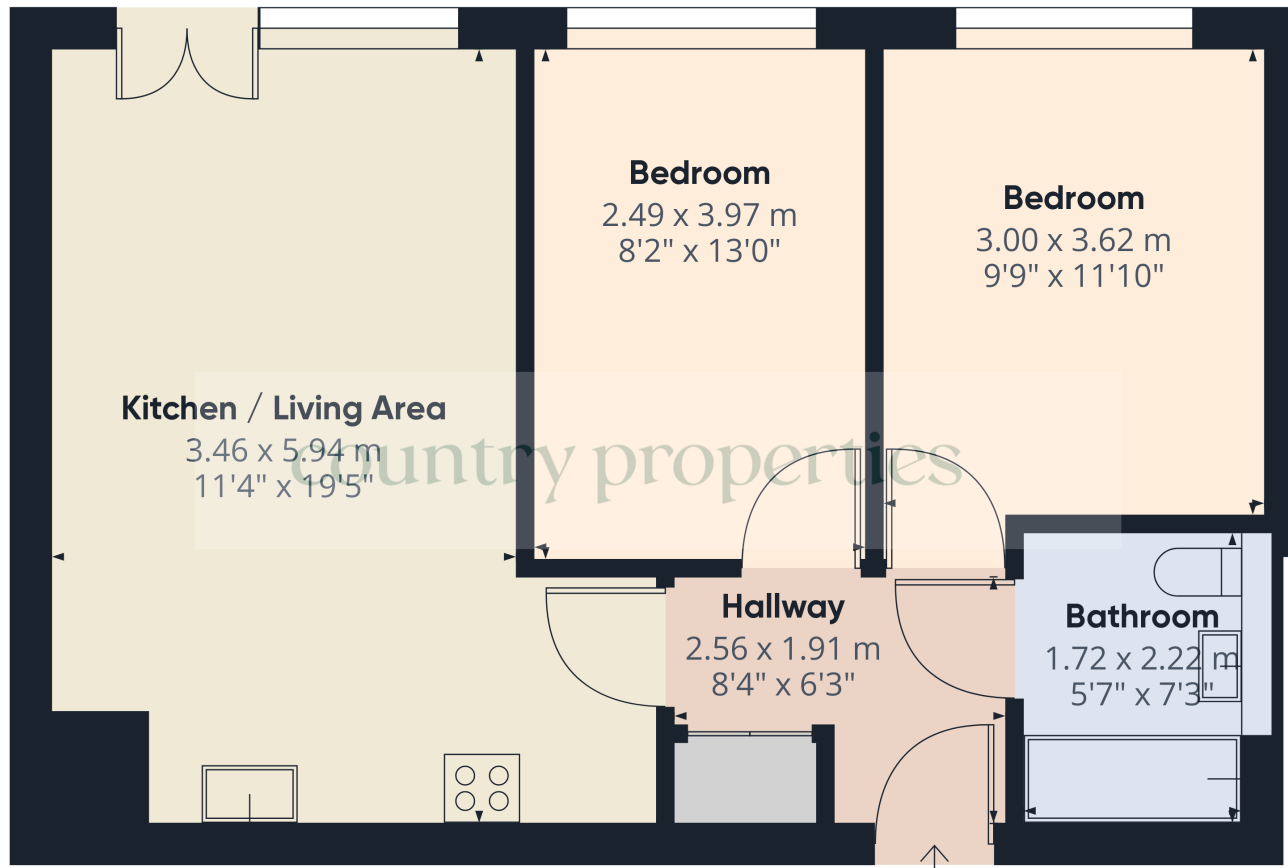
Tenure: Leasehold - 125 Years from 21/3/2012 - 111 Years Left.

Ground Rent - £250.

Service Charge - £3,608.28 - 1/1/24 - 31/12/24.

Council Tax Band: C - £1978 P.A 1/4/24 - 31/3/25.





Approximate total area<sup>(1)</sup>

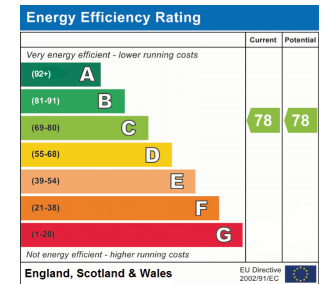
53.73 m<sup>2</sup>

578.4 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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EU Directive 2002/91/EC

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 valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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