



3 The Firs, Welwyn Garden City, Hertfordshire AL8 7EA

**£265,000 - Leasehold**

### Property Summary

\*\*CHAIN FREE\*\* EXTENDED LEASE\*\* A rare opportunity has arisen to purchase this freshly painted, bright and airy TWO BEDROOM First (Top) Floor apartment positioned on the prestige WEST SIDE AL8 postcode of Welwyn Garden City. In a small block of just 4 properties. Well presented with features including double glazed windows and COMMUNAL GARDENS. LOW SERVICE CHARGE AND GROUND RENT. A new lease has been granted in excess of 170 years. The Firs is a quiet CUL-De-SAC and offers plenty of UNRESTRICTED PARKING, wide grass verges, luscious lawns and the addition of a BRICK BUILT STORAGE SHED. Located in the sought after Knightsfield area, a hop, skip and a jump from Hertfordshire's finest rolling countryside. Shoplands parade of shops are a 10 minute walk and regular buses running into the town centre are also close by. Welwyn North and Garden City mainline stations serving Kings Cross and Moorgate are close by. Energy rating D. A must view property to appreciate its noteworthy features.

### Features

- WEST SIDE AL8 POSTCODE
- SMALL BLOCK OF FOUR
- EXTENDED LEASE
- CUL- DE-SAC POSITION
- PLENTY OF UNRESTRICTED PARKING
- EXTERNAL STORAGE SHED
- GARDENS AND WOODLAND TO ENJOY
- SUPER LOW SERVICE CHARGE AND ONLY £1 GROUND RENT

## Room Descriptions

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Security intercom access. Door to rear gardens. There are only two apartments to the ground floor and two to the first floor.

#### APARTMENT ENTRANCE

Spacious lobby area with window to the rear elevation. There is an external storage cupboard next to the front door.

#### LIVING ROOM

Bright and airy with a large window to the front elevation. Neighboring homes have incorporated the entrance, kitchen and living room into one open plan room.

#### KITCHEN

A modern, sleek kitchen with a great range of wall and base units. Integrated oven, 4 ring gas hob and extractor. Space for fridge/freezer and washing machine. The splash backs are tiled and there is a window for ventilation and light.

#### BEDROOM ONE

Three fitted wardrobes, dual aspect views with window to the front and side aspects.

#### BEDROOM TWO

A double bedroom with window to the rear garden aspect.

#### BATHROOM

A great size bathroom comprising a three piece suite including a panel bath with shower over, wash hand basin and low level w/c. The walls and floor are tiled, window for ventilation and radiator for comfort.

#### COMMUNAL GARDENS

Mostly laid to lawn with drying areas for residents to enjoy. Brick built shed which is large enough to store bikes and private to each apartment. Lawns to the front and side.

#### PARKING ARRANGEMENTS

Private car park for the residents use on an unrestricted basis. Further unrestricted parking to Crossway and Knightsfield.

#### LEASE INFORMATION

Lease: A new lease has been granted at 173 years nine months.

Service Charge: We have been advised that the current service charge is £69.00 per month (£828 annually) Includes ground rent of £1 for the year and buildings insurance.

#### COUNCIL TAX BAND C

£2 037.07

### ABOUT THE WEST SIDE

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. Surrounded by rolling Hertfordshire 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 it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	64
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		