



# 23, Jackdaws

Welwyn Garden City,  
Hertfordshire, AL7 2BG  
Guide Price £200,000

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Offered with no onward chain, this well-presented ground floor one-bedroom apartment is an excellent opportunity for first-time buyers or investors alike. The property offers plenty of built-in storage, gas central heating, and a practical, low-maintenance layout. Further benefits include a long lease with low service charges, on-road parking, and a convenient location close to local shops and amenities. A superb, hassle-free purchase in a popular and accessible setting.

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- ONE BEDROOM
- PLENTY OF STORAGE
- GAS CENTRAL HEATING
- GREAT FIRST TIME PURCHASE OR ADDING TO YOUR LETTING PORTFOLIO
- CLOSE TO LOCAL SHOPS AND AMENITIES
- ON ROAD PARKING
- LONG LEASE AND LOW MAINTENANCE CHARGES

## GROUND FLOOR

### Entrance Hall

Entry via personal front door leading through to entrance hall. Two large storage cupboards. Door to storage cupboard with slatted shelving within. Doors to bathroom, bedroom, kitchen and living room.



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## Kitchen

A fully fitted kitchen with a range of matching wall and floor cupboards with a laminate work top over, inset with a stainless steel sink unit with chrome mixer tap over and drainer to side. Breakfast bar. Electric oven with hob and and extractor hood over. Freestanding washing machine and Fridge Freezer. Ceiling coving. Ceiling pendant light. Double glazed window.

## Living Room

Full height double glazed windows. Fully carpeted. TV and power points. Radiator. Ceiling pendant light.

## Bedroom

Double glazed window. Fully carpeted. Power points. Ceiling coving. Ceiling pendant light.

## Bathroom

Bathroom suite comprising of p-shape bath with curved glass shower screen, chrome taps and shower on riser. Low level WC with push flush. Pedestal wash hand basin. Tiled floors and walls. Ceiling pendant light. Double glazed window with obscure glass.

## Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 per person + VAT for AML checks.



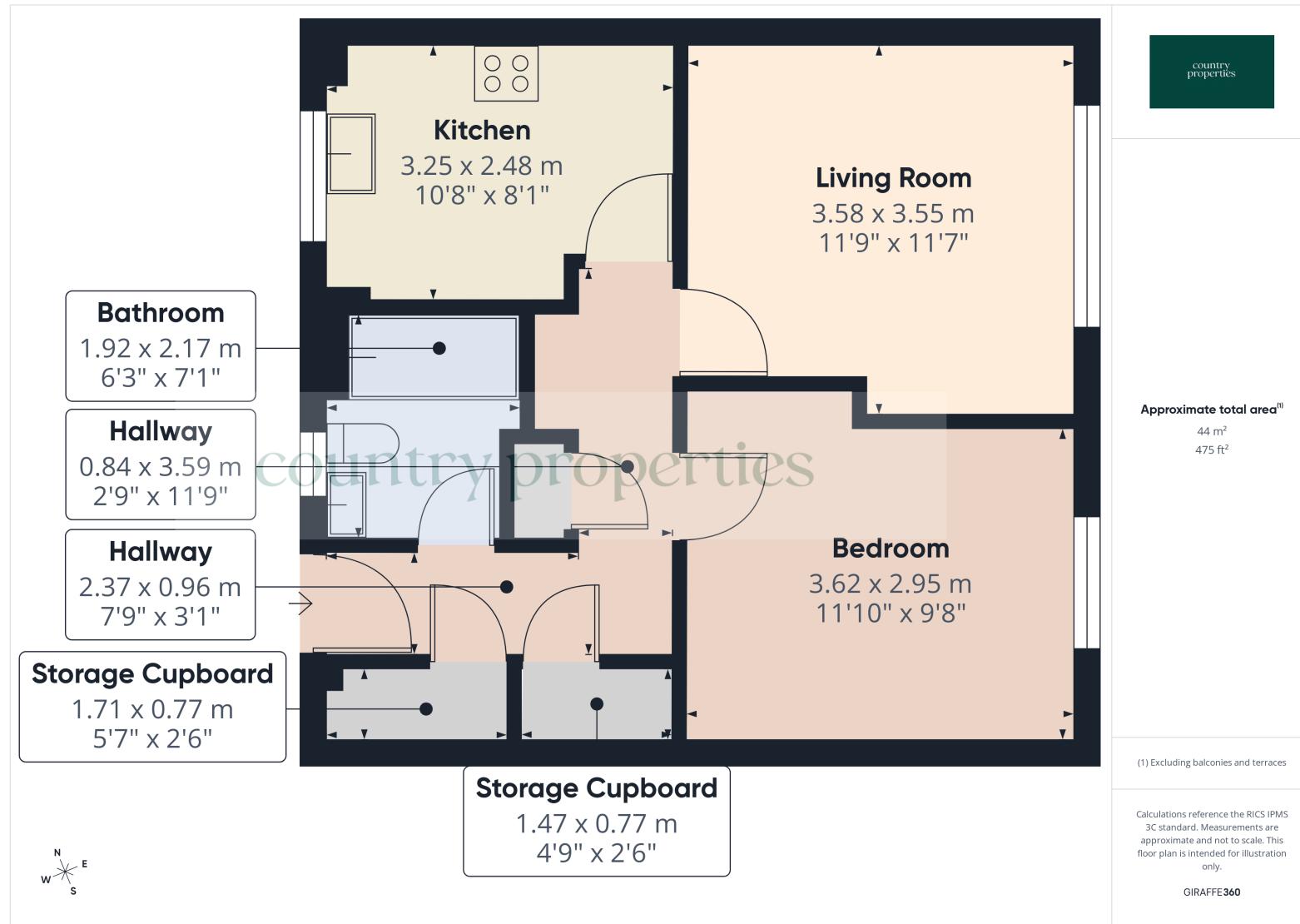
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**Viewing by appointment only**

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