



Sunningdale Mews, Welwyn Garden City, Hertfordshire, AL7 1UP

- CHAIN FREE ENSURING A SWIFT SALE
- SHARE OF FREEHOLD WITH LONG LEASE, REASONABLE SERVICE CHARGE AND PEPPERCORN GROUND RENT
- PRIVATE PARKING BAY
- LANDSCAPED COMMUNAL AREAS
- SMALL PRIVATE COMMUNITY IN A QUIET CUL-DE-SAC
- IDEAL INVESTMENT WITH REFURBISHED RENTAL ACHIEVEMENT IN THE REGION OF £1150 PCM
- IN NEED OF MODERNISATION
- WALKING DISTANCE TO WELWYN NORTH AND GARDEN CITY MAINLINE STATIONS



PROPERTY DESCRIPTION

****CHAIN FREE MAISONETTE WITH A SHARE OF FREEHOLD**ZERO GROUND RENT AND REASONABLE CHARGES**** A superb opportunity to purchase this **FIRST FLOOR MAISONETTE** which is in need of modernisation. An ideal investment opportunity with potential rental achievement being in the region of £1150 PCM. Equally the property could be an ideal first time purchase. Sunningdale mews is a small private community where the site features a **PRIVATE PARKING BAY** and landscaped areas to enjoy. This is a rare opportunity and the property has been attractively priced for a swift sale. Conveniently situated, the A1M is easily accessible, while the town centre and mainline station are just a short drive away. Welwyn North station is within a 15-minute walk. Scenic countryside walks are right at your doorstep as well as Haldens Shops.



ROOM DESCRIPTIONS

ABOUT SUNNINGDALE MEWS

Constructed in 1993, Sunningdale Mews is a small private community in a quiet Cul-De-Sac location. The property is located to the first floor and benefits from an allocated private parking bay. Internally, the property is in need of modernisation and comprises of an entrance, kitchen, bathroom, living room and bedroom area.

MATERIAL INFORMATION

Lease: Share of Freehold with 986 Years remaining.

Service Charge: £1000 for the annum.

Ground Rent: Peppercorn.

Council Tax Band B.

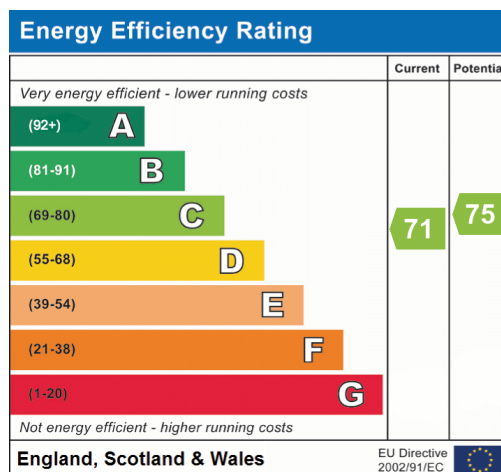
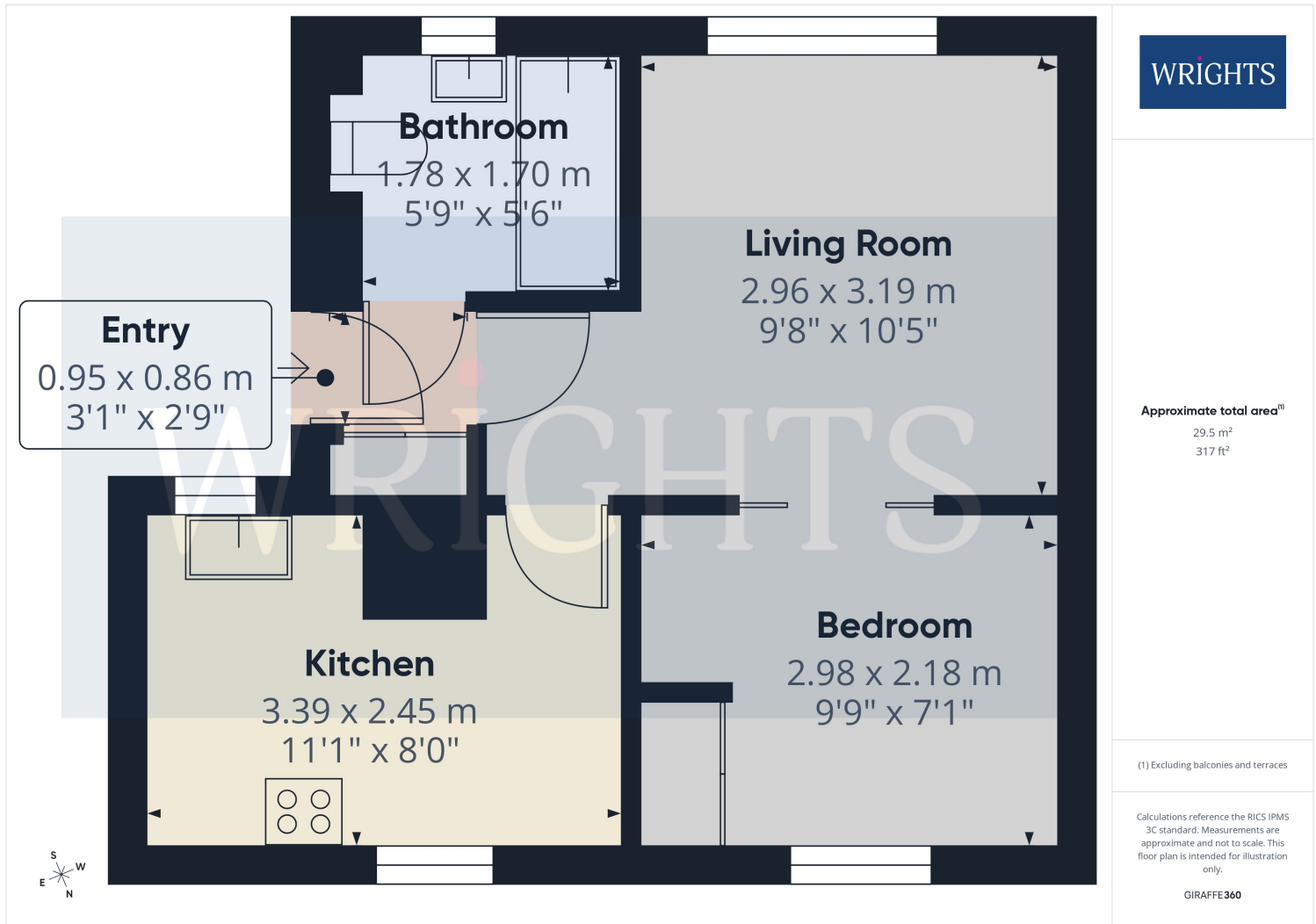
The charges have been provided by the vendors and a buyer should verify the charges via their appointed conveyancer.

ABOUT WELWYN GARDEN CITY

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948.

Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.





Welwyn Garden City
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