



WRIGHTS

98 Broadwater Road, WELWYN GARDEN CITY, Hertfordshire, AL7 3BZ

- SECURE UNDERGROUND PARKING
- COLOUR SECURITY INTERCOM
- LIFT ACCESS TO ALL FLOORS
- CHAIN FREE
- SERVICE CHARGE INCLUDES HEATING AND HOT WATER
- YARDS FROM THE TOWN CENTRE AND THE MAINLINE STATION
- DUAL ASPECT LIVING AREA
- LUXURY FINISHES



PROPERTY DESCRIPTION

****CHAIN FREE**** A fantastic opportunity to buy this second floor one bedroom, DUAL ASPECT contemporary apartment presented in an immaculate condition. Built by Taylor Wimpy on the exclusive 'Mirage' development. The apartment offers a wealth of choice for buyers looking for their dream home in Welwyn Garden City, and is perfect for commuters looking for a well-connected and desirable location outside central London. Features include: CORNER PLOT WITH a JULIETTE BALCONY TO THE LIVING ROOM which allows plenty of natural daylight, HIGH SPEC FULLY INTEGRATED KITCHEN and stunning bathroom. High ceilings, video entry system, lift to all floors, SECURE BASEMENT PRIVATE PARKING and residents only courtyard gardens. The development benefits from exceptional transport links, with Welwyn Garden City railway station just a stone's throw away, offering regular services to London Kings Cross in under 30 minutes, while Junction 4 of the A1(M) is within two miles of the property. Energy rating C. An investor could achieve in the region of £1200 PCM. This is a must view property to appreciate the elegance.



ROOM DESCRIPTIONS

COMMUNAL ENTRANCE HALL

Security intercom, carpeted hallways and staircases. Lift to all floors and motion detect lighting. The post boxes are in the entrance and the bin store is adjacent.

APARTMENT ENTRANCE

Entry is through the door leading to the Inner Hall. There is a wall-mounted telephone/video entry system. The flooring features laminate wood that continues to the living area. A double wall-mounted radiator is present. A wall-mounted thermostat controls the temperature. There is a door to an airing cupboard which contains the hot water cylinder with timer controls, laminate flooring continues into this space. This cupboard is also used as storage. Doors provide access to all rooms.

OPEN PLAN KITCHEN LIVING ROOM

This is a dual-aspect room, cosy yet spacious, featuring double-glazed windows with made to measure blinds at the rear and side elevations, offering views of the skyline, as well as a Juliet balcony. The fitted kitchen includes a variety of matching wall and floor cabinets and complementary roll-edge work surfaces. It is equipped with a four-ring electric hob, an electric oven/grill below, and an extractor hood above, along with ceramic tiling on the splashbacks. There are countertop power points and space allocated for an upright fridge/freezer. The stainless steel single-bowl sink unit comes with chrome mixer taps and a side drainer. Additionally, there is an integrated dishwasher and a washing machine. The room features laminate wood flooring, inset ceiling spotlights, a double wall-mounted radiator, and ceiling lighting.

BEDROOM

The room features two double-glazed windows with made to measure blinds that provide a bright view. This room features cosy carpets and has ceiling lighting, along with a double wall-mounted radiator. The large wardrobes in the room will remain, offering ample storage space.

BATHROOM

The suite includes a paneled bath unit with a mixer tap and a shower attachment, along with a chrome and glass splash screen. Ceramic tiling is present on all walls. It features wash hand basin with a mixer tap and vanity unit. There is also a low-level push-flush WC. The flooring is completed with ceramic tiles. Additional features include inset ceiling spotlight downlighters, a wall-mounted radiator, an extractor fan, and a shaver point.

COMMUNAL GARDENS

There is a residents patio area to enjoy and green spaces around the block.

PARKING ARRANGEMENTS

Private parking bay under the block accessed via the remote roller shutter. Additional visitor parking and unrestricted street parking to Penn Way.

MATERIAL INFORMATION

Length of lease: 125 years from January 2011.
Service charge: £3,137.20 for the annum, Includes heating and hot water, which is metered per property so could be subject to credit. Buildings insurance is included. This equates to a monthly payment of £261.00
Ground rent:- £250 per annum
Council Tax Band B.

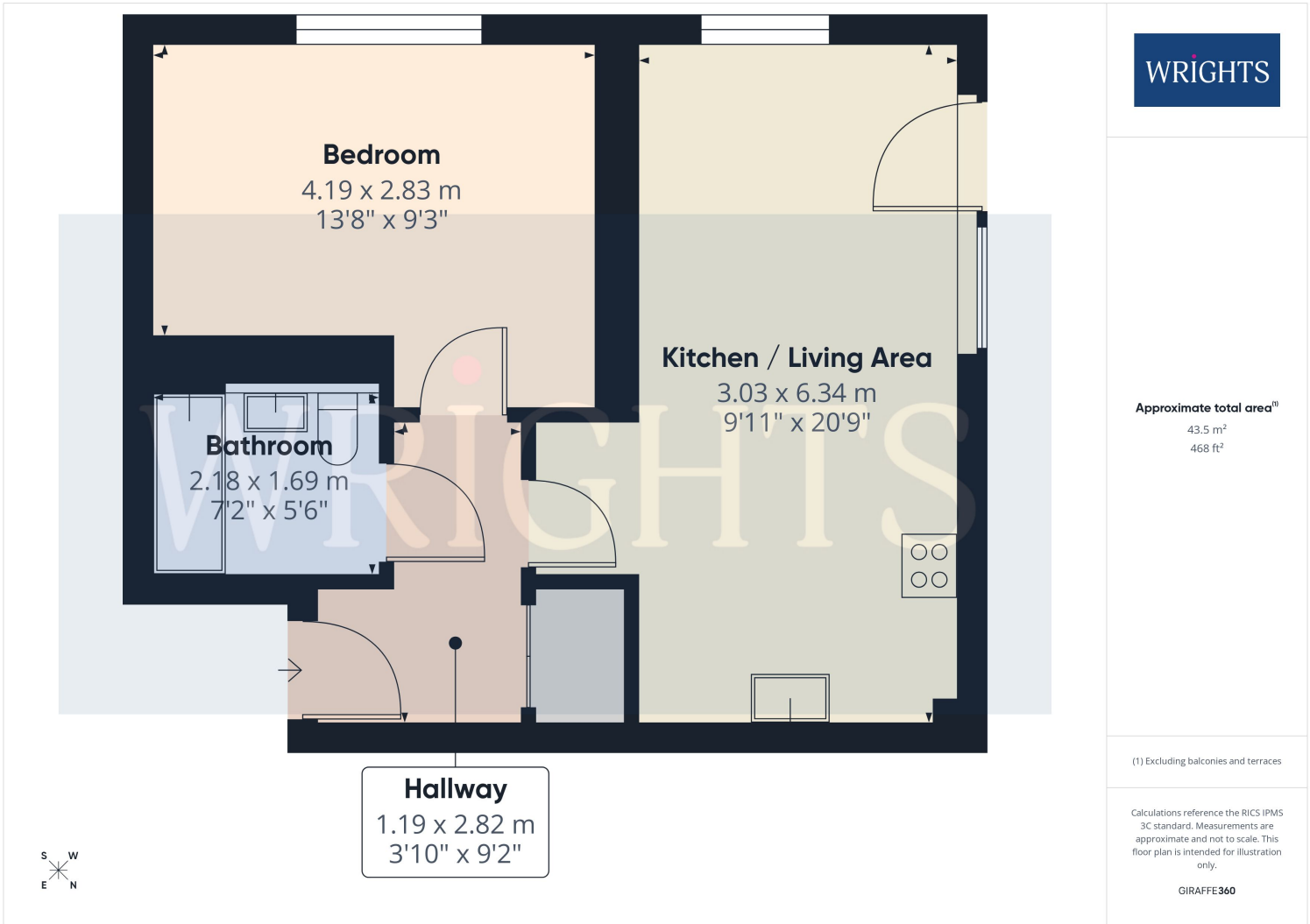
ABOUT WELYN GARDEN CITY

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 favorites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. 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, Megans is a great place to meet friends.

BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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