



WRIGHTS

74 Stanborough Green, Welwyn Garden City, Hertfordshire, AL8 6XH

- CHAIN FREE
- WEST SIDE AL8
- FIRST FLOOR FLAT IN NEED OF MODERNISATION
- UPGRADED WINDOWS, FRONT DOOR AND BOILER
- LARGER THAN AVERAGE
- RESIDENTS ONLY PARKING (WITH PERMIT)
- SUPER LOW SERVICE CHARGE AND ONLY £10 GROUND RENT
- OVERLOOKING A GREEN
- RARE OPPORTUNITY IN A SMALL BLOCK



PROPERTY DESCRIPTION

****WEST SIDE AL8** CHAIN FREE! A LARGE ONE BEDROOM FLAT.** This is a rare opportunity to acquire a traditional Garden City residence located in the highly sought-after AL8 postcode, overlooking grounds and gardens. While the property is in need of modernisation, it offers immense potential and the opportunity to create a charming home. The spacious living room provides views of the lush lawns and ample storage space. Notable features include **UPGRADED WINDOWS**, a **REPLACEMENT FRONT DOOR** and a **REPLACEMENT BOILER** for added peace of mind. The property also boasts an exceptionally low service charge and only £10 ground rent! An ideal option for first-time buyers or those seeking a low-maintenance investment. For added convenience, residents-only parking is available (via permit). Situated in a prime location, you're just a short, level walk to the town center and the mainline station, which provides direct service to Kings Cross in under half an hour. The A1M is easily accessible for hassle-free commuting. This is a must-view property, an incredibly rare find!



ROOM DESCRIPTIONS

WELCOME TO STANBOROUGH GREEN

Set in a picturesque, leafy street, Stanborough Green showcases a charming blend of 1950s character family homes and apartments. With wide verges and a beautifully maintained green area at the front, this neighborhood exudes a welcoming atmosphere. Residents benefit from permit-only parking on the street, along with access to an additional off-street parking area. The communal walkways are secured by an intercom system, providing peace of mind in this intimate community of just twelve properties. Enter the property through an upgraded front door and find yourself in a hallway that offers additional storage for your convenience. The kitchen, located at the front of the property, features a pantry cupboard that houses the boiler. The spacious and bright living room overlooks the tranquil green, offering an ideal setting for relaxation. Many similar properties have successfully integrated the kitchen into this space, creating the potential for an additional bedroom from the original kitchen.

Continued

The generously sized bedroom includes fitted wardrobes and a large walk-in cupboard for ample storage. The bathroom has been thoughtfully converted into a modern wet room, enhancing both style and functionality. Additionally, garages may be rented through the local authority, subject to availability,

MATERIAL INFORMATION

Lease: 82 Years Remaining.

Ground Rent: £10 For the annum.

Service Charge: 1st April 2025 to 31st March 2026 is £433.18. Includes buildings insurance and Ground Rent.

Council Tax Band B.

The property is to be sold subject to the grant of probate.

All interested parties have until the 23rd April to express their interest on the property whereby the offers will then be placed forward to the executors for their consideration.

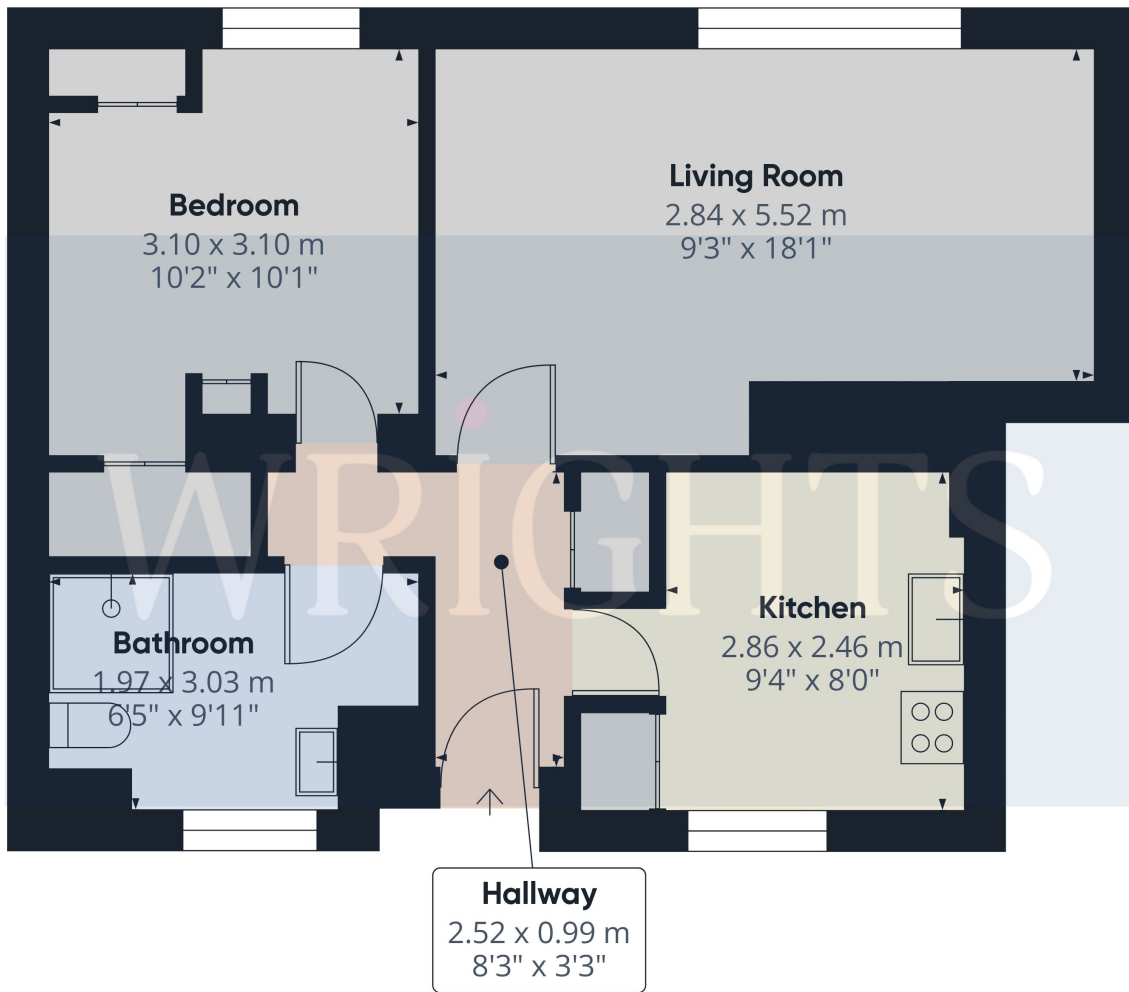
ABOUT THE WEST SIDE

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



FLOORPLAN & EPC

WRIGHTS



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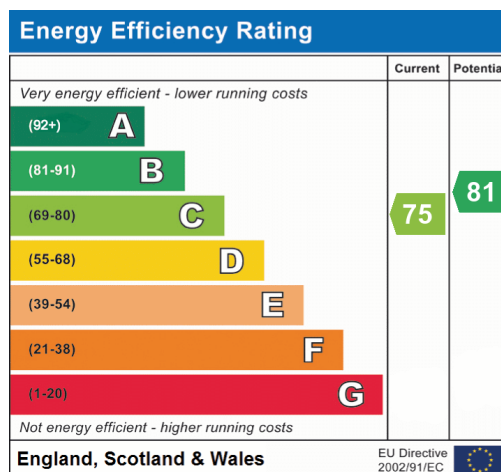
Approximate total area⁽¹⁾
45.95 m²
494.6 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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