

Dunsters Mead WELWYN GARDEN CITY £255,000

Leasehold



1 bedroom



1 bathroom



1 reception room



garden



A great first time purchase or INVESTMENT. Situated in a quiet tree lined CUL-DE-SAC. A ONE DOUBLE BEDROOM HOUSE with ALLOCATED PARKING, ****EXTENDED LEASE AND LOW CHARGES****, COMMUNAL GARDENS and OPEN PLAN GROUND FLOOR. The property has been tastefully decorated and is ready to move into. The property benefits from a REPLACEMENT BOILER. Walking distance to Hall Grove, Woodhall shops, and open countryside walks. Close to bus stops serving regular buses into the town centre only 2 miles away with the Mainline station serving Kings Cross in 25 minutes. Easy commute being located just a stones throw from the A414 serving the A1M and A10. A potential investor could achieve in the region of £900.00 pcm. Energy rating C. A must view property to appreciate the properties rarity.

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GROUND FLOOR

LOUNGE

3.69m x 3.31m (12' 1" x 10' 10") Bay window to front and window to side. Stairs to first floor. Upgraded laminate flooring.

KITCHEN

2.80m x 2.43m (9' 2" x 8') A large range of grey units, integrated oven with hob and extractor. Space and plumbing for washing machine and larder style fridge freezer. under stairs storage and window to side elevation.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM

3.62m x 3.73m (11' 11" x 12' 3") Vaulted ceiling and two windows to side elevation. Storage cupboard. Upgraded laminate flooring.

BATHROOM

Three piece white suite, part tiled walls, window to side.

OUTSIDE

COMMUNAL GARDEN

PARKING ARRANGEMENTS

Allocated parking bay adjacent to the property and unrestricted street parking.

LEASEHOLD INFORMATION

A new purchaser will benefit from an extended 159 year lease.

Service Charge: £50 per month which includes garden maintenance and window cleaning,

Ground rent: £200.00 per annum, paid 6 monthly.

COUNCIL TAX BAND C

£1632.56

AGENTS NOTES

The vendors are purchasing a new build property which is expected to complete in September 2020. A new buyer may need to be flexible to accommodate such timescale.

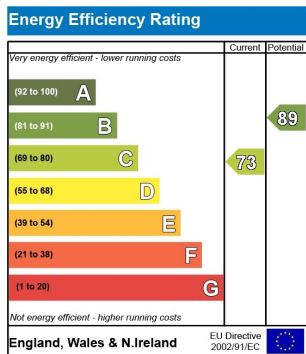
Items of furniture and white goods are available subject to separate negotiation.

ABOUT WELWYN GARDEN CITY

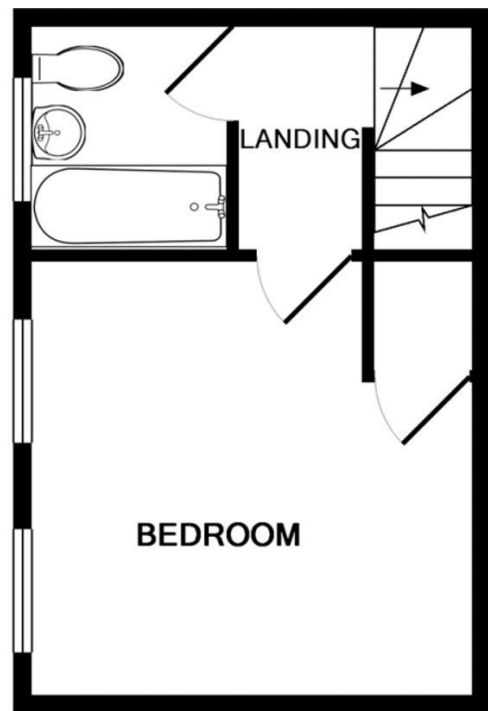
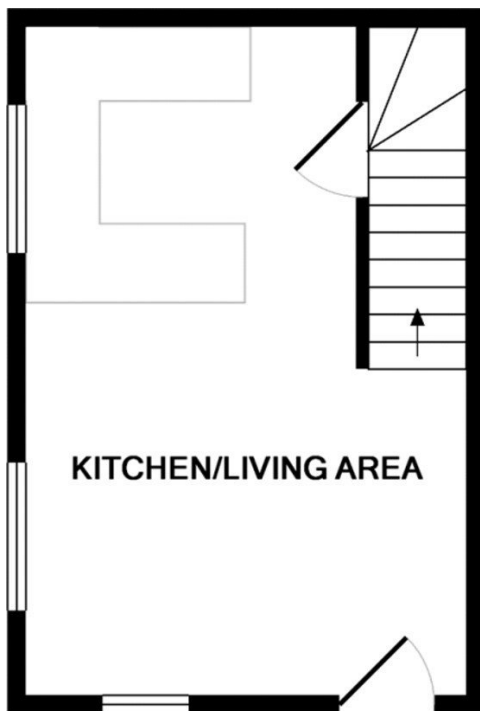
Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes,

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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 favourites including John Lewis and Marks & Spencer. There is also a Waitrose, Sainsburys and ALDI. 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, Bills is a great place to meet friends. For those who like to lead an active lifestyle, there is everything from football pitches, golf driving ranges, indoor and outdoor tennis, to an athletics track, a public velodrome and a dry ski slope. There are also a number of gyms in the area. Sherrardswood Park and Stanborough Park are within easy walking distance.



FLOOR PLAN



Proud to Support Willow

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