



# 94 Broadwater Road, WELWYN GARDEN CITY, Hertfordshire, AL7 3BZ

- PRIVATE UNDERGROUND PARKING BAY
- LIFT TO ALL FLOORS
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- EXCLUSIVE DEVELOPMENT BUILT BY TAYLOR WIMPEY
- JUST YARDS FROM THE MAINLINE STATION AND TOWN
- CLOSE TO AMENITIES
- CHAIN FREE
- A HIGH SPECIFICATION
- LONG LEASE



## PROPERTY DESCRIPTION

**\*\*CHAIN FREE\*\*** A fantastic opportunity to buy this stunning, spacious and contemporary UPPER FLOOR, TWO DOUBLE BEDROOM apartment. Built by Taylor Wimpey on the exclusive 'Mirage' development. The apartment is tastefully decorated with selected off plan extras. PRIVATE SECURE UNDERGROUND PARKING BAY. 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: EN-SUITE, JULIETE BALCONY, energy efficient, video secure entry system, LIFT TO ALL FLOORS and bike storage. Residents courtyard. LONG LEASE. The development benefits from exceptional transport links, with Welwyn Garden City railway station just a stone's throw away, offering regular services to London King's Cross and Moorgate in under 30 minutes, while Junction 4 of the A1(M) is within two miles of the development. An investor could achieve in the region of £1450.00 pcm. Energy rating B.



## ROOM DESCRIPTIONS

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### BROADWATER ROAD

#### THE MIRAGE

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 video entry system, lifts to all floors, allocated and visitors parking, bike storage and private secure landscaped courtyard gardens.

The development also benefits from exceptional transport links, with Welwyn Garden City railway station just a stone's throw away and offering regular services to London King's Cross and Moorgate in under 30 minutes, while Junction 4 of the A1(M) is within two miles of the apartment.

#### ABOUT THE APARTMENT

This is the most beautiful, tranquil UPPER floor apartment bright, light and airy with floor to ceiling windows. High ceilings give these rooms an air of elegance and sophistication. A generous entrance hall with security intercom and storage. The main living space is the most charming area to socialise in. An open plan integrated kitchen with white units and generous work surfaces with over and under cabinet lighting. There is a designated dining area and then into the cosy lounge with Juliet balcony.

#### CONTINUED

The principal bedroom is a delightful sunny room, the en-suite has been finished off to a high standard with a double shower cubical, wc, wash hand basin Chrome towel rail and fully tiled walls. The second bedroom is a good size, this room will easily fit a king size bed. In here there is an alcove which is perfect for a home office or fitted wardrobe. Another high spec bathroom is off the hallway. Outside there is a private communal courtyard style garden and a private parking bay which is accessed via the remote operated garage door.

#### ACCOMMODATION

##### COMMUNAL ENTRANCE LOBBY

##### ENTRANCE HALL

##### OPEN PLAN KITCHEN LIVING ROOM

6.10m x 4.45m (20' x 14' 7") Narrowing to: 3.80m (12' 6")

##### BEDROOM ONE

4.15m x 3.42m (13' 7" x 11' 3")

##### EN-SUITE SHOWER ROOM

##### BEDROOM TWO

3.30m x 3.00m (10' 10" x 9' 10")

##### BATHROOM

##### PARKING ARRANGEMENTS

Gated secure parking bay with remote access, visitors bays around the block and Penn Way offers unrestricted parking.

##### COMMUNAL COURTYARD

##### LEASE INFORMATION

Lease: 125 years from 1st January 2011

Ground rent: £250.00

Service charge: £300.69 per month. Includes buildings insurance, heating and hot water.

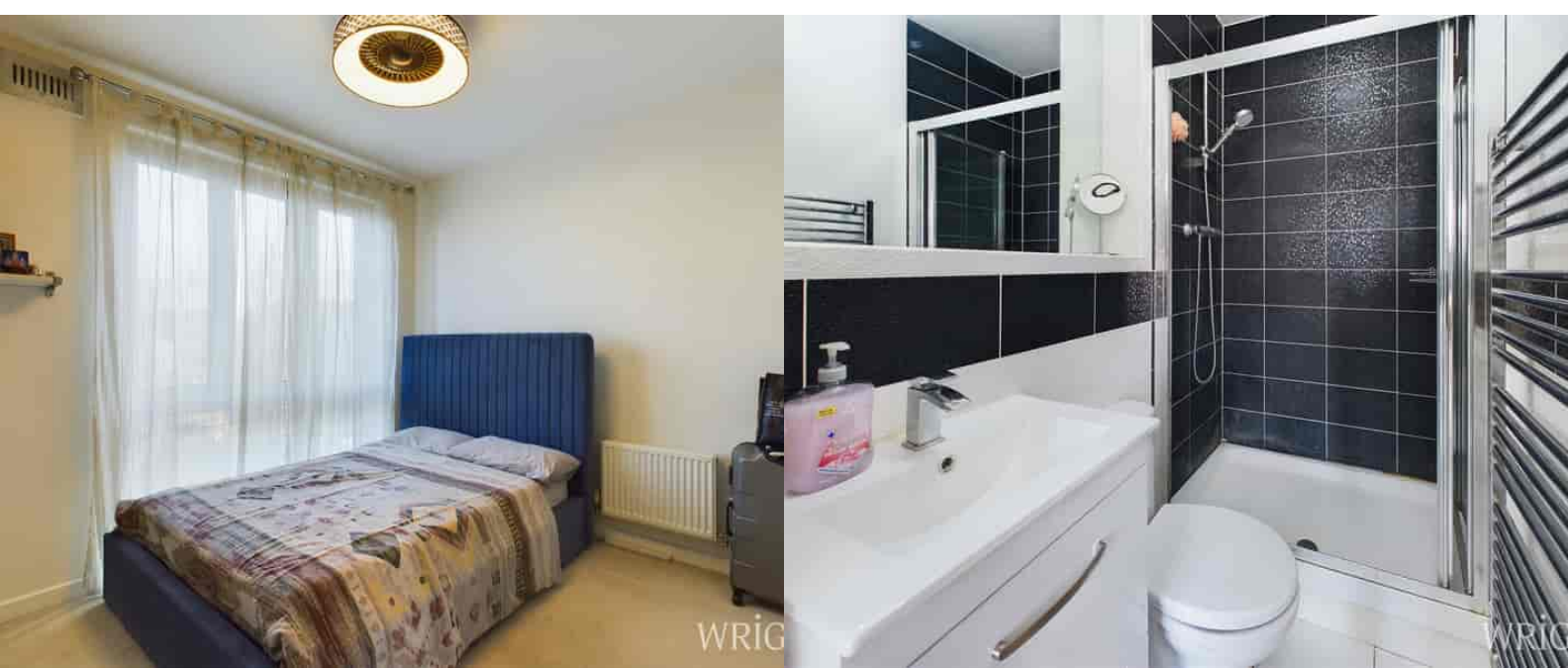
##### COUNCIL TAX BAND C

##### 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 points are the Howard Centre home to popular high street retailers and a John Lewis department store. 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.

##### WHAT THE OWNERS SAY

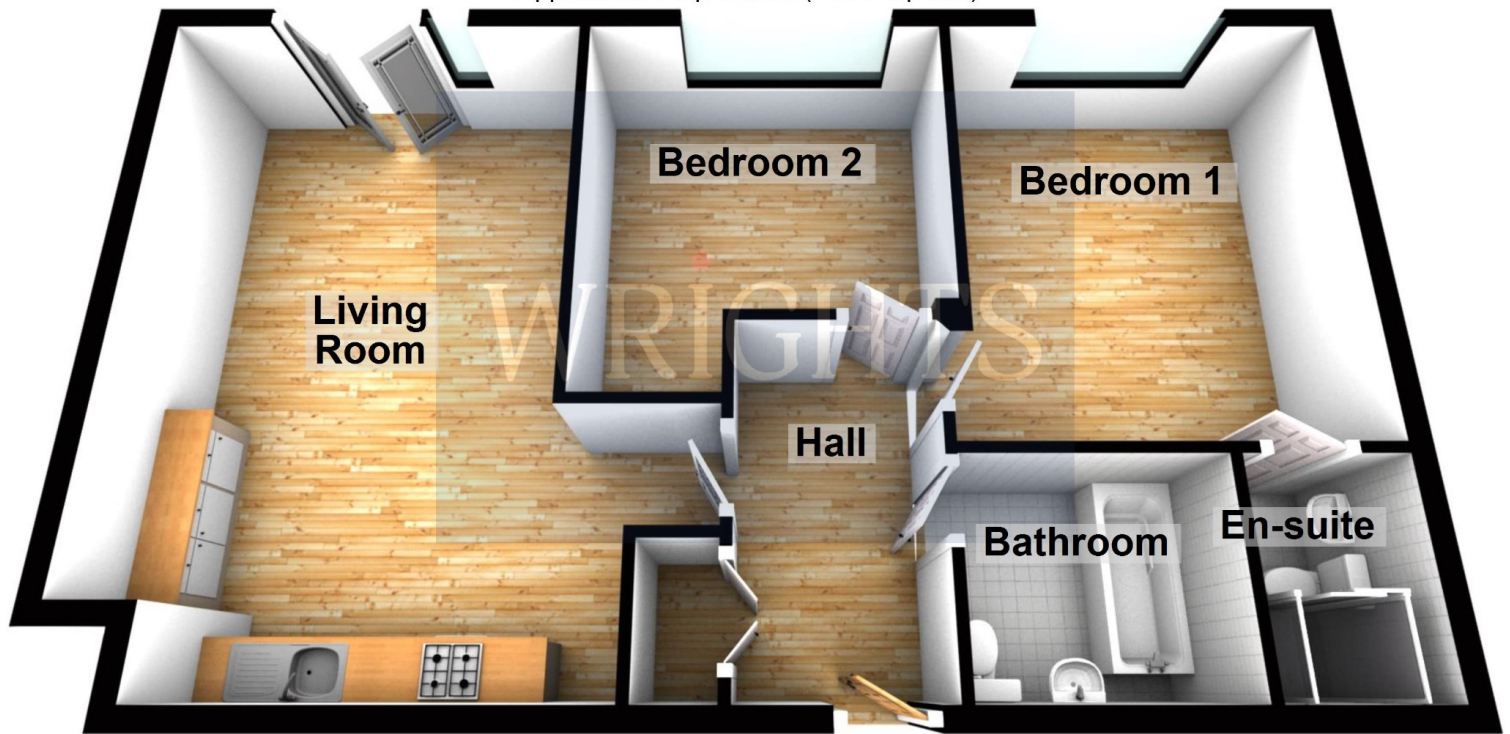
There is a fantastic community feel in the Mirage development and we have loved every moment of our time here. The flat enjoys beautiful natural light and we have never heard any noise from neighbours who are all incredibly friendly. It is in an ideal location and just a short walk to everything you need including the train station, town centre and John Lewis and Waitrose.






## Second Floor

Approx. 65.4 sq. metres (703.7 sq. feet)



Total area: approx. 65.4 sq. metres (703.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

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