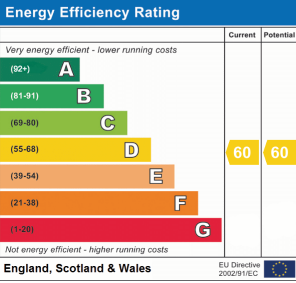


Approximate total area⁽¹⁾
73.6 m²
792 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN
T: 01707 339146 | E: welwyngc@country-properties.co.uk
www.country-properties.co.uk

This is a lovely, chain-free two-bedroom flat situated in a modern block, conveniently close to both the town center and the station. It offers a comfortable and contemporary living space, perfect for those who want easy access to local amenities and transport links. An excellent choice for anyone looking for a stylish, hassle-free home in a prime location! Also offered under the shared ownership scheme, currently at 35%.

- 2 BED APARTMENT
- FITTED KITCHEN AND BATHROOM
- LEASEHOLD – 116 YEAR REMAINING
- PARKING FOR 1 CAR
- EN – SUITE TO MASTER BEDROOM
- CLOSE TO TOWN CENTER AND TRAIN STATION
- LIFT ACCESS

Entrance Hall

Wood effect laminate flooring with doors leading to bedrooms, bathroom and living/dining room . Door leading to a cupboard housing boiler and washing machine. Wall mounted phone entry system, thermostat and radiator. sunken ceiling downlighters.

Bedroom 1

Door from Entrance hall leads to a carpeted master bedroom with en suite. Double glazed window with radiator beneath. Built in wardrobes and TV point.

En-suite

Door from master bedroom leads to a three-piece bathroom suite comprising of low level WC with dual flush, sink basin with chrome mixer tap and vanity underneath, walk in shower with floor to ceiling tiled walls and glass. Tiled flooring, heated towel, shaver point. Extractor fan. Sunken ceiling down lighters.



Bedroom 2

Door from entrance hall Leads to a carpeted two tier bedroom with built in wardrobes. Double glazed window with radiator beneath.

Living / Dining

Carpeted lounge and diner with two double glazed windows with radiators beneath. Sunken ceiling downlighters. TV point.

Kitchen

Laminate flooring kitchen with a variety of wall and floor mounted storage cupboards with grey frontage. NEFF oven and hob with extractor fan over. Space for fridge/freezer. Sunken ceiling downlighters and under cupboard lighting.

Bathroom

Door from entrance hall leads to a three piece bathroom suite comprising of low level WC with dual flush, Sink basin with chrome mixer tap with vanity unit beneath, panel bathtub with chrome mixer tap and shower head attachment. Partially tiled walls, heated towel rail, shaver point and extractor fan. Sunken ceiling downlighters.

