



# 61, Guessens Court

Welwyn Garden City,  
Hertfordshire, AL8 6RB  
Guide Price £190,000

COUNTRY PROPERTIES  
PART OF HUNTERS



**RETIREMENT CONVENIENCE.....** This spacious one Bedroom Second Floor 'West Side' apartment is close to town and train station. It is situated in a Sought After Retirement Development. Only eligible for over 60's

- Over 60's
- Close To Town Centre & Train Station
- One Bedroom
- Second Floor
- Open Plan Kitchen / Living Room
- Walk in Shower
- Lift to all floors
- Residents Parking
- Recently redecorated and new flooring throughout

## **GROUND FLOOR**

### **Communal Entrance Hall**

Telephone entry phone system. Stairs going to all floors. Lift. Personal front door opening into Entrance Hall of Retirement Apartment.

## **SECOND FLOOR**

### **Entrance Hall of Retirement Apartment**

Doors leading through to all rooms. Ceiling lighting. Power Points. Telephone entry phone system. Fuse box to wall. Wall mounted storage heater. Access hatch to loft. Double doors opening to airing cupboard which is housing a pre-clad hot water cylinder.

### **Master Bedroom**

Georgian style UPVC double glazed windows to rear aspect. Wall mounted electric heater. Ceiling lighting. Power points. Built in wardrobe with shelving and full and part length hanging space within. Tv aerial port.



## Open Plan Kitchen / Living Room

Kitchen area has wood effect vinyl flooring, wall and floor storage cupboards roll edge marble effect work top. Walls are partially tiled. Many Integrated appliances including a CDA microwave, oven and Candy induction hob which has a stainless steel splash back and extractor hood over. Freezer and currently a fridge is on top of the work top which will be left in the property. 1 ½ sink basin with chrome mixer taps and extractor fan. The living room is carpeted with double glazed Georgian style UPVC windows overlooking the rear. Tv aerial ports, storage heater and telephone line.

## Bathroom

Tile affect vinyl flooring, heated towel rail, extractor fan. Low level WC with dual flush, pedestal sink basin with chrome mixer taps with storage underneath. Large walk in shower with assisted seating, tiled all around. The shower is an Aqualisa power shower

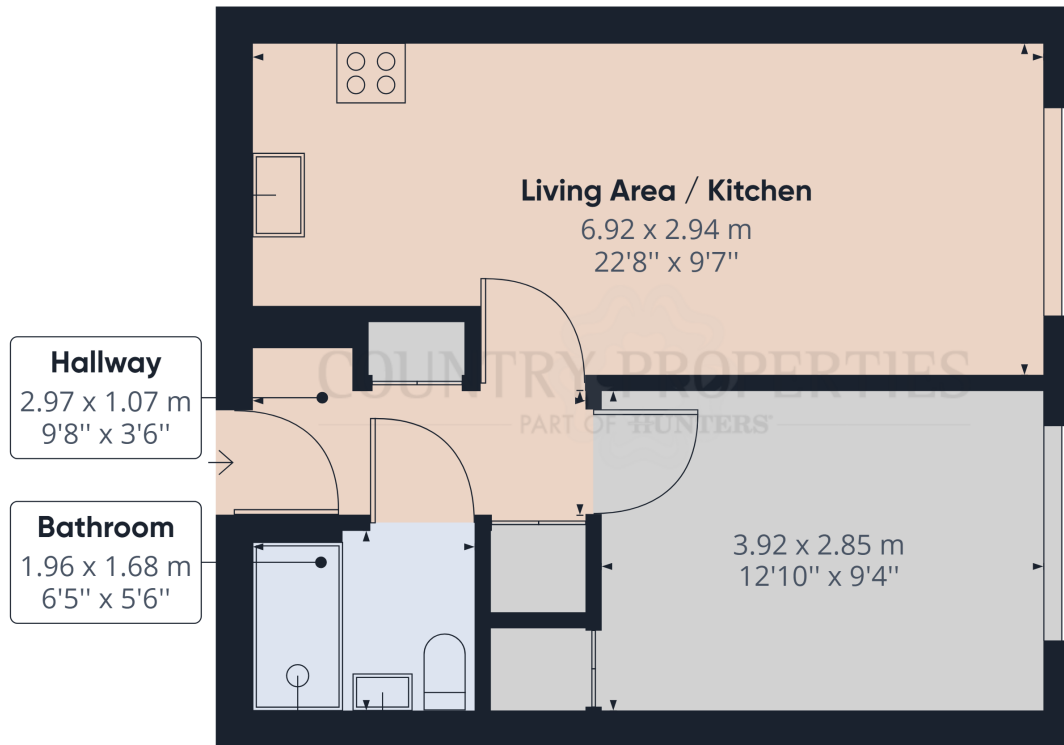
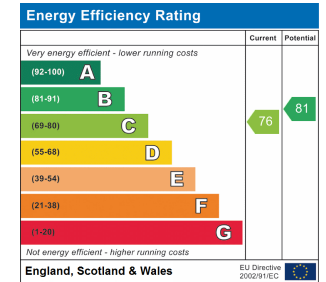
## EXTERIOR

### Communal Gardens

Landscaped with timber fence surround, various flowers and shrubs to borders and central courtyard.

Within the complex there is a scheme Manager, visitor quarters and communal rooms for the residents to meet and socialize within. Communal residents parking is available within the development.





Approximate total area<sup>(1)</sup>

40.78 m<sup>2</sup>  
438.96 ft<sup>2</sup>

(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.

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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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: [welwyngc@country-properties.co.uk](mailto:welwyngc@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)