



78 Haymeads, WELWYN GARDEN CITY, Hertfordshire, AL8 7AE

- CHAIN FREE
- UPGRADED COMBI BOILER AND WATER SOFTENER
- REPLACEMENT KITCHEN
- UPGRADED BATHROOM WITH PORCELAIN TILE FINISH
- TWO VERY LARGE DOUBLE BEDROOMS
- PLENTY OF STORAGE INCLUDING AN EXTERNAL SHED
- LOW SERVICE CHARGE AND GROUND RENT
- WEST SIDE AL8
- LEAFY STREET WITHIN WALKING DISTANCE TO WELWYN NORTH AND GARDEN CITY STATIONS



PROPERTY DESCRIPTION

****CHAIN FREE**** A beautifully refurbished TWO DOUBLE BEDROOM first floor apartment on the ever popular WEST SIDE AL8 district of Welwyn Garden City. This tastefully decorated home is packed with bonus features which include a SHOW STOPPING KITCHEN and a PORCELAIN TILED UPGRADED BATHROOM. Additionally the property offers a REPLACEMENT COMBI BOILER WITH WATER SOFTENER SYSTEM, spacious living accommodation and plenty of storage solutions including an EXTERNAL STORAGE SHED. Haymeads is a leafy street surrounded by green spaces and views of Hertfordshire's finest rolling countryside. A superb location, amenities such as Shoplands and Haldens shops are a short walk from the street whilst Welwyn North and Garden City Mainline stations are within walking distance. Easy commute, the A1M is reachable in just a couple of minutes drive. The highly regarded Harwood Hill JMI is just a few yards from the property. This really is a must see property to appreciate the attention to detail and makes an ideal first time purchase. The block is well maintained and there are only six apartments, the block benefits from cheap service charge and only £10 Ground rent for the annum.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Security intercom access, the communal door has been upgraded and there is a privacy feature installed to the handset. Well maintained stairwells and landings. The lockable boiler housing the upgraded Ideal Ecotec pro 28 combi boiler and water softener system. Note the radiators have been upgraded, there is also a wireless Hive thermostat added.

APARTMENT ENTRANCE

An inviting welcome, bright and spacious with all rooms leading off. There is a meter cupboard with space for storage and an additional storage cupboard for day to day paraphernalia. Freshly painted with upgraded flooring.

LIVING ROOM

Re plastered and painted, this is a bright room with two windows giving an elevated view over the lawns. The custom blackout blinds will remain as well as the TV bracket. The carpet is also new.

KITCHEN

A well planned replacement kitchen, upgraded shaker style wall and base units for durability, added features including; semi integrated fridge/ freezer, integrated oven and inset hob with extractor, integrated dishwasher and a wine rack. The sleek worktops complete the look. There is a larder cupboard offering additional storage, some homeowners place a small breakfast table in the room. The window offers light and ventilation to the front elevation.

BEDROOM ONE

A superb dual aspect view to the green spaces, flooding the room with light. Freshly painted and super cosy carpet with extra thick underlay.

BEDROOM TWO

Another large double bedroom which is currently being used as a walk in dressing room. Could easily hold a king size bed and furniture. Additional built in storage cupboard.

BATHROOM

A luxury bathroom with all the boxes ticked. The shiny porcelain wall and floor tiles with chrome trims, providing the sleekest of looks. There is a large bath with shower over, Sink with vanity unit and w/c with hidden cistern. Additional cupboard for storage. The heated chrome towel rail provides comfort whilst the window allows for ventilation. A perfect sanctuary to unwind.

COMMUNAL GARDENS

Luscious lawn areas to relax and unwind around Haymeads and Harwood Hill. Neighboring homes have maintained and planted small areas.

PARKING ARRANGEMENTS

Unrestricted street parking. There are garages available to rent locally (subject to availability)
www.welhat.gov.uk/garages/apply-rent

LEASE INFORMATION

Lease: 89 Years remaining.
Service Charge: £46.44 Per month, includes buildings insurance.
Ground Rent: £10 per annum (included in the service charge).

COUNCIL TAX BAND B

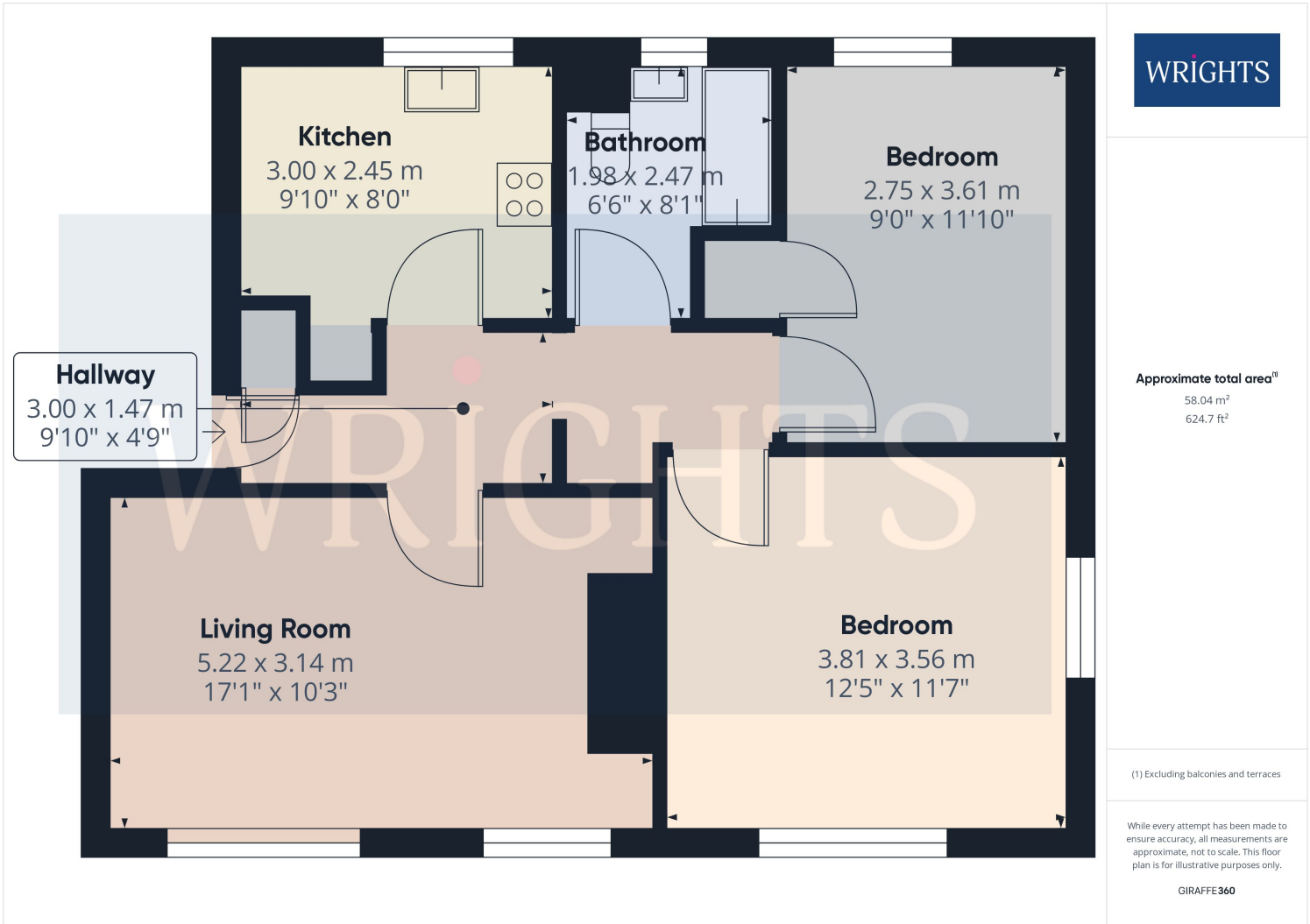
£1,698.78

ABOUT THE WEST SIDE

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. Surrounded by rolling Hertfordshire countryside, Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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