



WRIGHTS

# Flat 14 Bramley House Blossom Drive, Welwyn Garden City, Hertfordshire, AL7 1WQ

- LUXURY MODERN APARTMENT
- PRIVATE PARKING
- NEW BUILD WARRANTY REMAINING
- 100% SHARE WITH SHARES AVAILABLE FROM 50%
- OPEN PLAN LIVING
- ONLY 2 YEARS OLD
- GAS CENTRAL HEATING
- INTEGRATED KITCHEN
- EXCLUSIVE BLOCK OF 15 PROPERTIES



## PROPERTY DESCRIPTION

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100% SHARE WITH SHARES AVAILABLE FROM 50% Exquisite Top Floor Luxury Apartment in Exclusive Development Welcome to Bramley House, a newly constructed luxury apartment that exemplifies modern design and convenience, nestled within an intimate block. This stunning residence offers the unique opportunity to secure a 100% share, with flexible options for shared ownership starting from just 50%. With 8 years remaining on the new build warranty, you can enjoy peace of mind as you settle into this contemporary home. Inside, you'll find meticulously designed open-plan accommodation that maximizes space and natural light, paired with high specification finishes that reflect quality and style throughout. The living area is perfect for entertaining or relaxing, seamlessly connecting the kitchen and dining spaces for a cohesive flow. The apartment includes a range of modern amenities to enhance your living experience. An added feature of this property is the private parking bay, providing convenience in this desirable location, along with additional visitors parking for guests. Situated in the sought-after Haldens District of town, residents will appreciate the close proximity to essential amenities. The vibrant Town Centre, along with the mainline train station, is easily accessible by foot or a short drive, offering excellent transport links for daily commuters. Welwyn North station is also nearby for added convenience. For day today needs, the Haldens shops are just around the corner, ensuring that everything you need is within easy reach. Commuting is further simplified with swift access to the A1M and A414. Bramley House presents a rare opportunity to enjoy luxurious living in a prime location. Perfect for first time buyers and investors. An early viewing is highly recommended!



## ROOM DESCRIPTIONS

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### WELCOME TO BRAMLEY HOUSE

As you approach the block via the private driveway, you'll appreciate the designated private parking bay along with ample visitor parking available for guests. The entrance to the building is secure, featuring intercom access, ensuring privacy and peace of mind. Upon entering the communal stairways, you'll be welcomed by a bright, clean, and inviting space filled with natural light. Stepping into the apartment, you are immediately greeted by the exceptional bespoke finishes and thoughtful planning that define this home. A spacious airing cupboard provides convenient storage for everyday essentials. The open-plan main living area boasts a generous kitchen, complete with ample storage solutions and integrated appliances, making it both functional and practical. Adjacent to the kitchen, a cosy living space overlooks a tranquil leafy view, creating a serene atmosphere for relaxation. The bedroom is well-proportioned, featuring fitted wardrobes and, like the living area, offers delightful views of the surrounding greenery. The sleek and modern bathroom enhances the apartment's contemporary aesthetic, while providing all the necessary comforts.

### WHAT THE OWNERS SAY

From the moment I moved in, this flat has felt like home. The natural light that fills the space makes it warm and inviting. The layout has been perfect for my lifestyle, providing a comfortable and functional space that's easy to maintain and a shared area which is always well looked after. The location has been another highlight; I'm just a short walk from local shops, Welwyn Garden City town centre, and the train station, making it convenient to enjoy everything the neighbourhood has to offer. I've made wonderful memories here, from hosting friends & family for dinner to enjoying cosy evenings in front of the TV. I believe this flat has a lot to offer its next owner, and I hope they will cherish it as much as I have.

### LEASE INFORMATION

Lease: 247 Years remaining  
Service Charge: £102.70 Per month  
Rent: (50% Share) £354.43 Per month  
Management fee: £31.17 Per month  
Ground Rent: £12.50 Per month  
Block insurance: £15.31 Per month.

### COUNCIL TAX BAND C

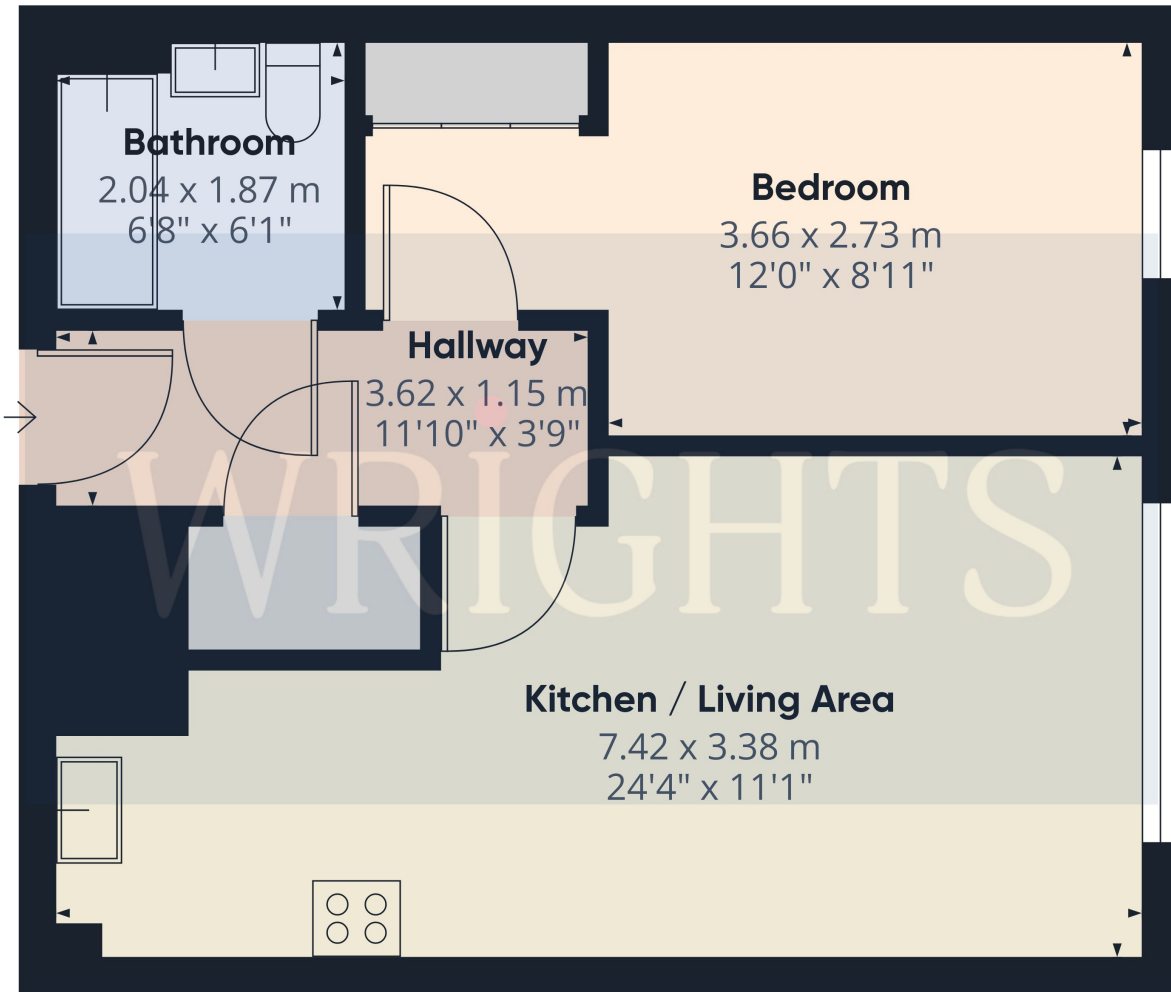
£1,941.47

### 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 point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, 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.



FLOORPLAN & EPC



Approximate total area<sup>m</sup>  
42.78 m<sup>2</sup>  
460.48 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</b>
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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