



# 15, Wenham Court

Walkern,  
Hertfordshire, SG2 7ND  
£169,950

country  
properties



PRICE REDUCED, Ideal for first time buyer/investor, this ground floor apartment located within the small residential development of Wenham Court. The property is located to the front of the development overlooking horses fields and is within easy walking distance of the village centre primary school, shops, and popular locals etc.

#### Accommodation

##### Lobby area

Glazed panel door to lobby, opening to living area

##### Living area

14' 11" x 13' 10" (4.55m x 4.22m)

Window to front over looking fields, convector/storage heater, the living room opens to the kitchen.

##### Kitchen

7' 11" x 5' 8" (2.41m x 1.73m)

Range of base and eye level cupboards with single drainer sink unit cupboards and drawers below, hob with oven below, further units housing work surfaces, plumbing for washing machine, tiled surrounds, wood flooring.

##### Inner hall

Giving access to bedroom and bathroom.



## Bedroom

9' 11" x 8' 11" (3.02m x 2.72m)

Window to rear, electric heater, cupboard housing hot water tank.

## Bathroom

Suite consisting of bath with shower, wash hand basin with cupboard below, wc, tiled surrounds, towel rail.

## Outside

### Gardens

There are communal gardens to front laid to lawn with borders and shrubs.

Outside store shed.

### Car parking

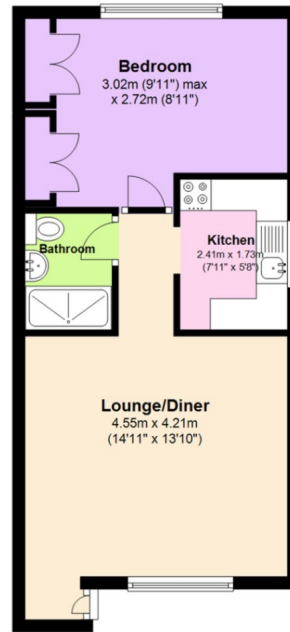
There is an allocated car standing space to rear plus visitor parking.

## Agents notes

There is 112 years remaining on the lease, the ground rent is £300 per annum and the current annual service charge is £1150.



### Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		80
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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 | 10, High Street | AL6 9EQ

T: 01438 716471 | E: [welwyn@country-properties.co.uk](mailto:welwyn@country-properties.co.uk)

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

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