



22 St Josephs Green, Welwyn Garden City, Hertfordshire, AL7 4TT

- CHAIN FREE
- IMMACULATE COMMUNAL HALLS AND GARDENS
- GAS CENTRAL HEATING
- DUAL ASPECT LIVING ROOM
- GROUND FLOOR
- PRIVATE PARKING BAY
- FOUR PIECE BATHROOM SUITE
- SUPERBLY PRESENTED IN TURN-KEY CONDITION



PROPERTY DESCRIPTION

****CHAIN FREE**** A wonderful opportunity has arisen to purchase this superbly presented TWO BEDROOM GROUND FLOOR apartment positioned in a private and contemporary block. Presented in immaculate condition, this is a turn-key opportunity for first time buyers or downsizers. For exclusivity, there is an allocated parking bay in the PRIVATE CAR PARK. Further features include a shaker kitchen and a dual aspect living area. The Scholars walk development was constructed in 2007 by Persimmon homes and features well landscaped gardens and wide verges. This property was purchased off plan by the current vendors so benefits from just one owner since its construction. There are well presented and secure communal areas with carpeted flooring. Just 1.5 miles from the MAINLINE STATION serving Kings cross and Moorgate in under 30 minutes there is also a bus stop in the Scholars Walk development. Close proximity to major road links such as the A414 and A1M. A must see property to appreciate its noteworthy features. Energy rating C. An ideal home in a safe and well presented environment and for investors, the property could potentially be let at £1,300 PCM.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Immaculately kept and carpeted hallways. Secure entry door to the front and rear elevations. Internal letter boxes.

APARTMENT ENTRANCE

A large hallway with engineered wood flooring. Storage cupboard for coats and shoes.

LIVING/DINING ROOM

A Dual Aspect living room with windows to the front and rear elevation, engineered wood flooring.

KITCHEN

A great range of shaker style wall and base units. The appliances will remain, this room overlooks the rear aspect and there is space for a small table. The boiler is also located in this room.

BEDROOM ONE

Window to the front elevation and built in wardrobe. Engineered wood flooring.

BEDROOM TWO

Window to the front elevation. Engineered wood flooring.

BATHROOM

A spacious white four piece suite which includes a bath and separate shower cubicle. There is a radiator for comfort and for ventilation there is a window and extractor fan.

COMMUNAL GARDENS

Landscaped gardens around the block to enjoy with a large and sunny lawn area to the front. There is a lockable bike store and bin store.

PARKING ARRANGEMENTS

Private allocated parking bay to the rear of the block. The street offers unrestricted visitor parking.

LEASE INFORMATION

Lease: 105 Years remaining.
Ground Rent: £175 Per annum.
Service Charge: £1,488.00 For the annum.
Includes buildings insurance.

COUNCIL TAX BAND C

ABOUT WELWYN GARDEN CITY

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. 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 the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent





Approximate total area^m
47.7 m²
513 ft²

(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+)	A		
(81-91)	B		
(69-80)	C	80	80
(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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