



Fountain House
Flat 9, Parkway, Welwyn Garden City,
Hertfordshire, AL8 6DS
Offers in Excess of £400,000

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(88+)	A	
(81-87)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	40
(21-38)	F	40
(1-20)	G	
Not energy efficient - higher running costs		
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

Viewing by appointment only

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Modern first-floor apartment in a prime town centre location, just steps from shops, cafés and transport links. Features two bright bedrooms, open-plan living with a sleek kitchen, and large windows overlooking the town's beautiful fountain. Ideal for first-time buyers, professionals, or investors seeking convenience and style.

- › 2 BED APARTMENT
- › MODERN BATHROOM
- › TOWN CENTRE LOCATION
- › ANNUAL SERVICE CHARGE £2400
- › OPEN PLAN LOUNGE & KITCHEN AREA
- › PICTURE WINDOWS OVERLOOKING PARKWAY
- › LEASEHOLD – 143 YEARS REMAINING

Hallway

Laminate flooring in hallway with doors leading to all rooms. Panel electric radiator. Sunken ceiling downlighters. Door video entry system. Storage cupboard housing electrical consumer unit and main telephone point.

Lounge

Continuation of laminate flooring from the hallway, large double-glazed uPVC window overlooking the fountain, TV aerial and internet point. Electric Adax panel radiator. Sunken ceiling downlighters and LED strip lights.



Dining/Kitchen

Continuation of laminate flooring with a large double-glazed uPVC window overlooking the fountain. A variety of floor and wall storage cupboards with white frontage. Integrated appliances including fridge freezer, Bosch oven, Neff induction hob with Elica extractor fan over. Hoover dishwasher, Candy Washing machine. Sink basin with chrome mixer tap over. Electric Adax panel radiator. Sunken ceiling downlighters and extractor fan.

Bedroom One

Door from hallway leads to a carpeted bedroom with large double-glazed uPVC windows to front. Electric panel Adax radiator, TV aerial point and internet point. Sunken ceiling downlighters and LED strip lights.

Bedroom Two

Carpeted bedroom with large double-glazed uPVC windows to front. Electric panel radiator behind the door, internet and TV aerial point. Sunken ceiling downlighters. LED strip lights.

Bathroom

A three-piece bathroom suite comprising of a low-level WC with dual flush, sink basin with mixer tap above and vanity unit beneath. Bathtub with mixer taps and rainfall shower and a shower head attachment. Heated towel rail. Tiled flooring and walls. Extractor fan and sunken ceiling downlighters.

