



Griffin Place

Flat 25, Broadwater Road, Welwyn Garden City,
Hertfordshire, AL7 3FD
Guide Price £270,000

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properties

ATTENTION FIRST TIME BUYERS!! This elegant 1 bedroom, 2nd floor apartment comprises of high quality interior, open plan living space, under floor heating and one allocated parking space. This would be a great place to start you property journey.

- LEASEHOLD – 120 YEARS REMAINING
- ALARM, SEPARATE VIDEO ENTRY SYSTEM AND UNDERFLOOR HEATING THROUGHOUT
- APARTMENT STILL UNDER NHBC WARRANTY UNTIL 2030
- SECOND FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- CLOSE TO MAINLINE STATION AND TOWN CENTER
- UNDERFLOOR HEATING

Ground Floor

Communal Entrance Hall

Large lobby area with stairs and lift leading to all floors.. Letter boxes and intercom system.

Second Floor

Entrance Hall

Doors to bedroom, bathroom and living area. Large storage cupboard housing the boiler and RCD unit. Mounted intercom system with video. Solid wood flooring with under floor heating.

Bathroom

Dual aspect double glazed UPVC windows with roller blinds. Three piece bathroom suite comprising of low level WC with dual flush, sink basin with Chrome mixer tap and a panelled bath with thermostatically controlled shower above. Sunken ceiling downlighters. Wall-mounted heated towel rail and ventilation system. Tiled flooring.



Bedroom

Carpeted. Dual aspect double glazed UPVC windows with roller blinds. Sunken ceiling downlighters. Built-in sliding wardrobes with mirror front.

Living Room/ Kitchen

A selection of wall and floor storage cupboards with grey frontage. Integrated Bosch double oven. Integrated Bosch fridge/freezer. Integrated Bosch dishwasher. Integrated Bosch washing machine. Bosch induction hob with Bosch extractor fan over. Dual aspects double glazed UPVC windows with blinds. Sink basin with Chrome mixer tap. Continuation solid wood flooring. TV aerial port and phone line. Sunken ceiling downlighter. Under floor heating.

Outside

Parking

One allocated parking space.

Agents Notes

Tenure: Leasehold - 120 Years Remaining

Ground Rent: £175 P.A.

Service Charge: £532.75 P.A 2024 charges.

Council Tax Band: B £1730 P.A. through Welwyn And Hatfield Council.

Broadband up to 1000mps on Ultrafast.

Mobile Coverage on all but good on Vodafone, Three & O2.

Low Flood Risk.

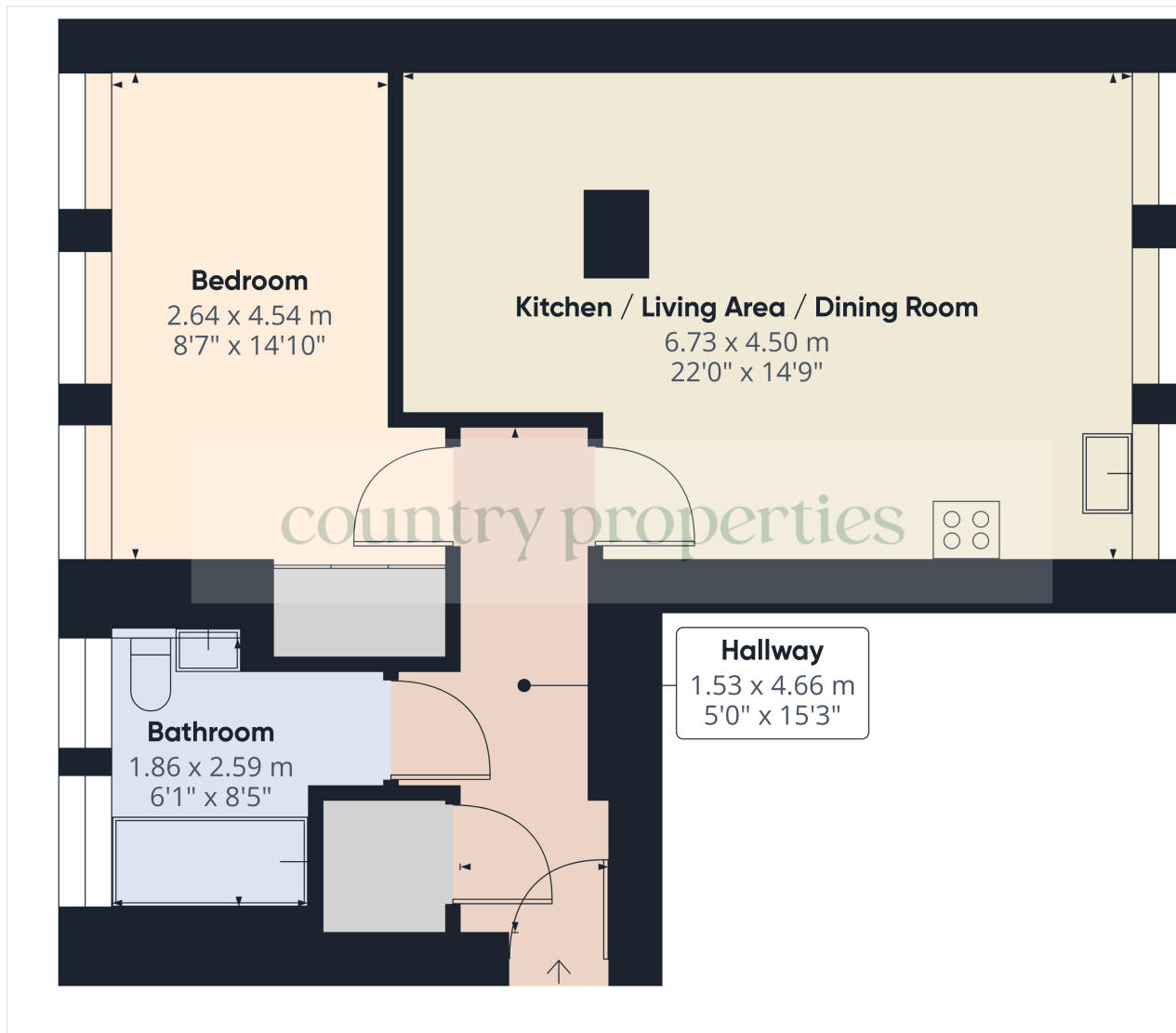
Mains Electric, Sewage and Water.

Electric Heating.

The Block is Registered As a Grade 2 Listed Building.

1 Allocated Space and Limited Visitor Spaces.



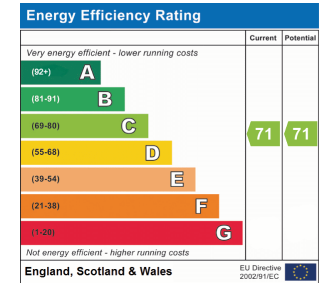


Approximate total area⁽¹⁾
57.49 m²
618.82 ft²

(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.

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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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwngc@country-properties.co.uk

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