



**1 Bed  
Apartment  
located in Welham Green**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



**Welham Court**  
**Welham Green**  
**AL9 7DF**



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**£250,000**

Situated in central Welham Green. This fully refurbished one bedroom first floor flat measures 43 square meters (462 square feet). Features kitchen / lounge / diner. Gas central heating and double glazing. Private parking to rear. Walking distance from mainline station and local shops. Offered chain free.

Communal entrance door with communal entry phone system with stairs to first floor landing. Front door with spyhole opens into

**ENTRANCE HALL**

6'9 x 6'3

Wood effect flooring. Single radiator. Wall mounted electricity consumer unit. Wall mounted entry phone receiver. Two built in cupboards.

**KITCHEN / LOUNGE / DINER**

17'10 x 15'

Kitchen area

Range of grey wall and base units featuring cupboards and drawers. Integrated fridge / freezer and washing machine. Quartz effect worktops with inset ceramic hob with extractor hood above and fan oven below. Single drainer sink unit. Splashback tiling. Wood effect floor covering. Concealed Main Eco Compact gas central heating boiler. Double glazed window to side.

Lounge / dining area

Double glazed window to front. Single radiator. Wall light points.

**BEDROOM**

11' x 10'8

Single radiator. Double glazed window to front.

**BATHROOM**

6'9 x 5'7

Modern white suite comprising bath with mixer tap and shower attachment. Glass shower screen. Wall mounted wash basin with mixer tap. Concealed cistern W.C. Tiled floor and splashbacks. Chrome heated towel rail. Light activated extractor fan.

**EXTERIOR**

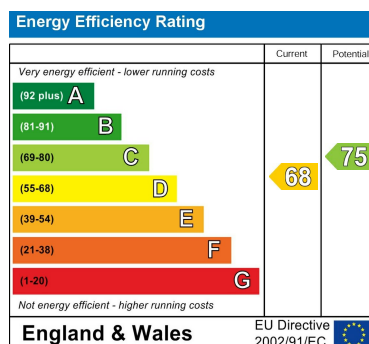
Small communal gardens to front and rear. Allocated parking.

Tenure - Leasehold - 145 years remaining. Service charge - £70.00 PA. Council tax band C - Welwyn & Hatfield Council.

**Property Information**

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.





## DIRECTIONS

Please refer to Google Maps using postcode.

## CONTACT

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