



Fountain House Parkway, Welwyn Garden City AL8 6DS

welcome to

Fountain House Parkway, Welwyn Garden City

This stylish first-floor one bedroom apartment offers contemporary living in the heart of Welwyn Garden City town centre, making it an ideal purchase for first-time buyers, professionals, or investors alike. The property is accessed via a welcoming entrance hall with a useful storage cupboard and leads through to a bright and spacious open-plan kitchen, living and dining area, perfectly designed for modern lifestyles and entertaining. The generous double bedroom is complemented by a sleek, modern fitted bathroom, creating a comfortable and well-presented living space throughout. Further benefits include double glazing, a long lease, and approximately five years remaining on the NHBC Build Warranty, providing added peace of mind for prospective purchasers. Ideally situated, the apartment enjoys an enviable town centre location with Welwyn Garden City railway station just a short walk away, offering fast and convenient links into London. An excellent selection of shops, restaurants, cafés and leisure facilities are right on the doorstep, including the renowned John Lewis department store.



Entrance Hall

Wooden flooring, electric radiator, storage cupboard.

Lounge/Kitchen/Diner

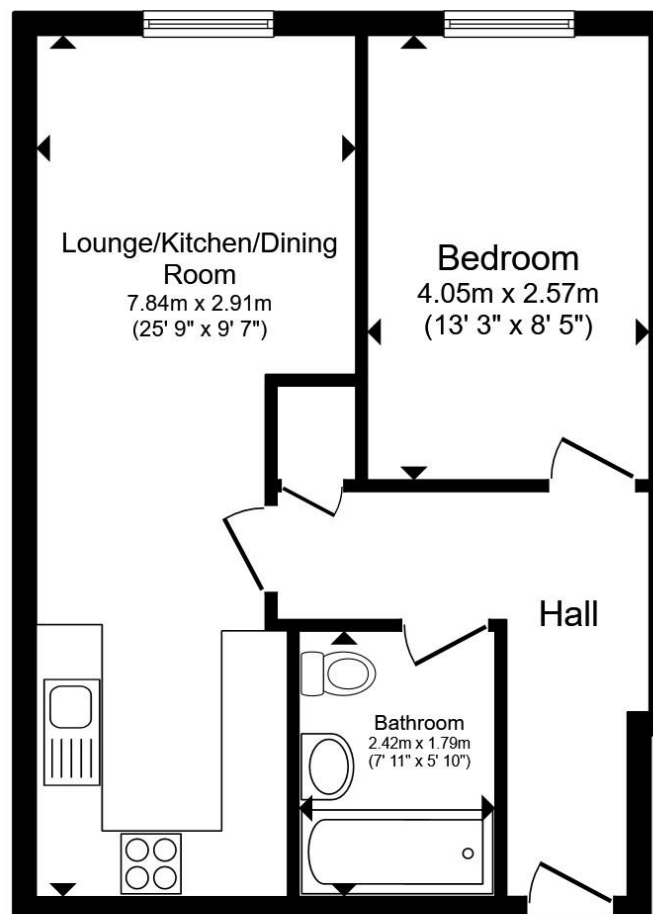
Double glazed window to front, wooden flooring, electric oven/hob, electric radiator, wall and base units, sink/drainage, integrated fridge/freezer.

Bedroom

Double glazed window to front, carpet, electric radiator.

Bathroom

Tiled flooring, W/C, wash hand basin, bath with shower overhead.



Total floor area 43.4 m² (467 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Fountain House Parkway, Welwyn Garden City

- First Floor Apartment
- One Bedroom
- Open Plan Lounge/Kitchen/Diner
- Town Centre Location
- 5 Years Remaining NHBC

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1920.00

Ground Rent: 200.00

guide price

£250,000



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This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109882 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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