



**St. Josephs Green, Welwyn Garden City AL7 4TT**



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## **St. Josephs Green, Welwyn Garden City**

This two-bedroom third-floor apartment is ideally positioned just 1.5 miles from Welwyn Garden City station and approximately 2 miles from Hatfield station, offering excellent commuter links. This attractive property is perfectly suited to first-time buyers or those seeking a strong buy-to-let investment. The accommodation comprises a welcoming entrance hall with intercom system, leading into a bright and spacious triple-aspect open-plan lounge, kitchen, and dining area, further enhanced by a Juliet balcony. The kitchen is fully fitted, providing a practical and stylish space for modern living. There are two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom. Externally, the property benefits from a garage and on-street parking.



## Lounge/Kitchen/Dining Room

Double glazed window x 4, Juliet balcony, carpet/tiled flooring, sink/drain, gas hob, electric oven, integrated fridge freezer, wall and base units.

## Bedroom One

Double glazed window, carpet, radiator, built in wardrobe.

## En-Suite

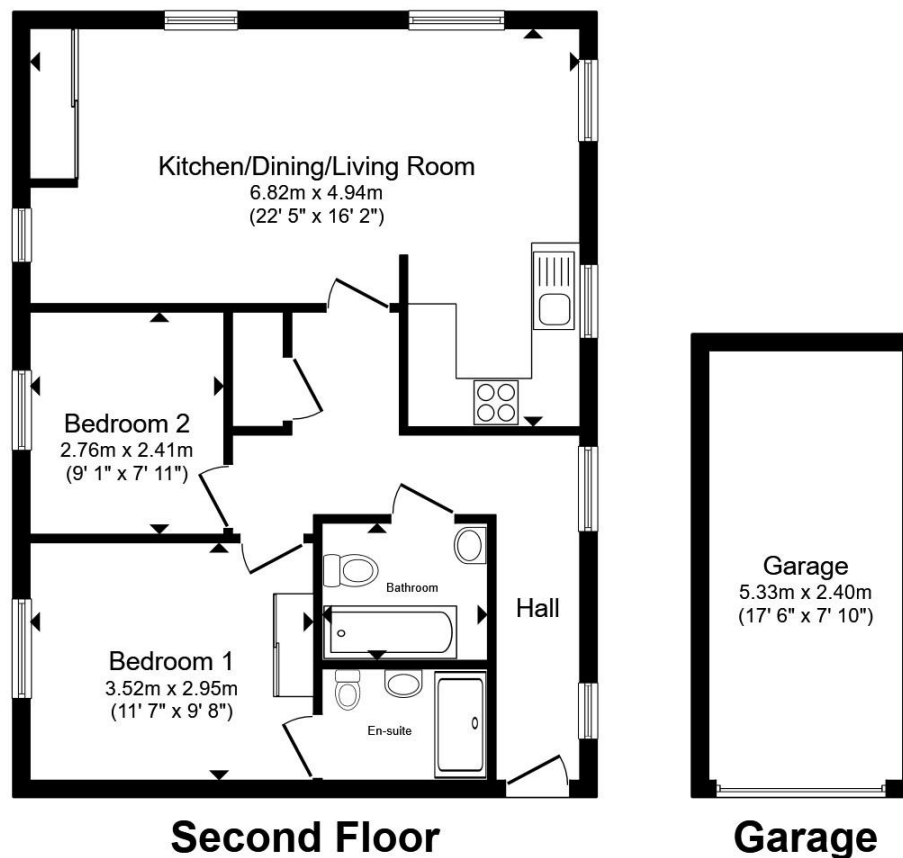
Tiled flooring, W/C, shower cubicle, wash hand basin, radiator.

## Bedroom Two

Double glazed window, carpet, radiator.

## Bathroom

Part tiled, bath with shower over, wash hand basin, W/C.



Total floor area 76.5 m<sup>2</sup> (823 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](http://www.propertybox.io)

  
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## St. Josephs Green, Welwyn Garden City

- Two Bedroom Apartment
- Third Floor
- Garage En Bloc
- Open Plan Lounge/Kitchen/Diner
- En-Suite & Family Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1974.94

Ground Rent: 366.64

guide price

# £250,000



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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109795 - 0003

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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