



Berwick Place, WELWYN GARDEN CITY AL7 4TU

welcome to

Berwick Place, WELWYN GARDEN CITY

Offered to the market with NO ONWARD CHAIN, this attractive two-bedroom first-floor apartment is situated within a well-maintained residential development and offers modern, spacious living, ideal for professionals, first-time buyers, and investors alike. The property features a bright and airy open-plan kitchen, dining, and living area, thoughtfully designed for contemporary lifestyles. From the living space, doors lead directly onto a private balcony, providing the perfect spot for relaxing or entertaining guests. The principal bedroom benefits from a stylish en-suite shower room, while a second generously sized bedroom is served by a modern family bathroom. Further benefits include a recently installed brand-new combi boiler, allocated parking, secure intercom entry, and access to communal gardens, offering additional outdoor space for residents to enjoy. Excellent nearby transport links add to the property's appeal, ensuring convenience for commuters and residents alike. This well-presented apartment combines comfort, practicality, and a desirable location, making it an excellent opportunity for a wide range of buyers. With the added advantages of no onward chain and a newly installed combi boiler, this property is ready for its next owner to move straight in and enjoy.



Lounge/Kitchen/Diner

Double glazed window x 2, doors to balcony, wood effect flooring, radiator, wall and base units, fitted appliances, sink/drainage, tiled splash backs.

Bedroom One

Double glazed window, carpet, radiator.

En-Suite

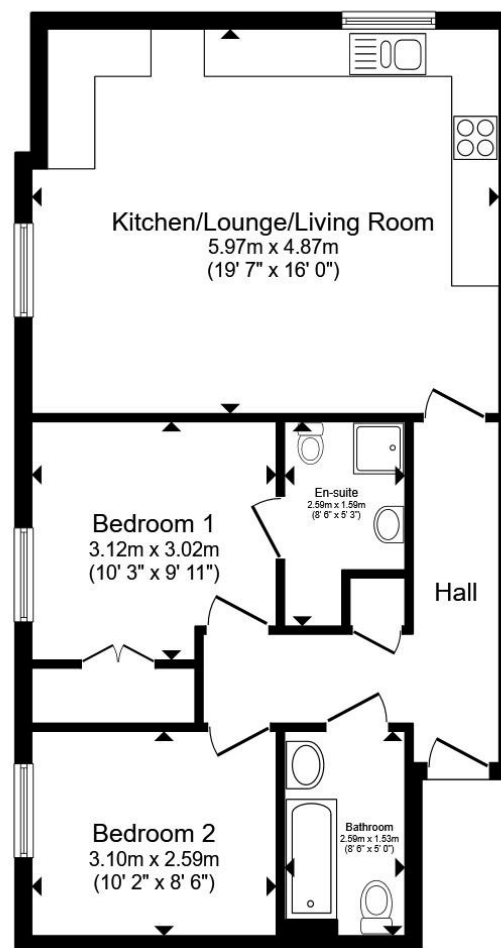
Half tiled, W/C, walk in shower, wash hand basin.

Bedroom Two

Double glazed window, carpet, radiator.

Bathroom

Half tiled, radiator, W/C, bath, wash hand basin.



Total floor area 65.0 m² (700 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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Berwick Place, WELWYN GARDEN CITY

- NO ONWARD CHAIN
- Two Bedroom First Floor Apartment
- Recently Installed New Combi Boiler
- Balcony
- Allocated Parking & Communal Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1412.00

Ground Rent: 400.00

offers in excess of

£240,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109865 – 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property

william h brown



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