



Pearmain House Blossom Drive, Welwyn Garden City AL7 1WS

welcome to

Pearmain House Blossom Drive, Welwyn Garden City

Situated on the highly sought-after Blossom Drive, this beautifully presented **CHAIN FREE** two-bedroom, second-floor apartment offers stylish and contemporary living in a convenient town-centre location. The property features a bright and spacious open-plan kitchen, dining and living area, enhanced by dual-aspect windows that flood the space with natural light. The accommodation further comprises a generous principal bedroom with en-suite shower room, a well-proportioned second bedroom, and a modern family bathroom. Ideally located within easy walking distance of the town centre, residents can enjoy a wide range of amenities, including the John Lewis department store, Waitrose, an excellent selection of restaurants, bars and cafés, and the Howard Shopping Centre. The nearby mainline railway station provides fast and convenient links into London, making this an excellent choice for commuters. Additional benefits include an allocated parking space and a desirable residential setting.

***** 50% SHARED OWNERSHIP AVAILABLE *****



Entrance Hall

Utility Cupboard.

Lounge/Kitchen/Diner

Double glazed window x 3, wooden flooring, radiator x 2, wall and base units, oven/hob/extractor, integrated fridge freezer.

Bedroom One

Double glazed window, carpet.

En-Suite

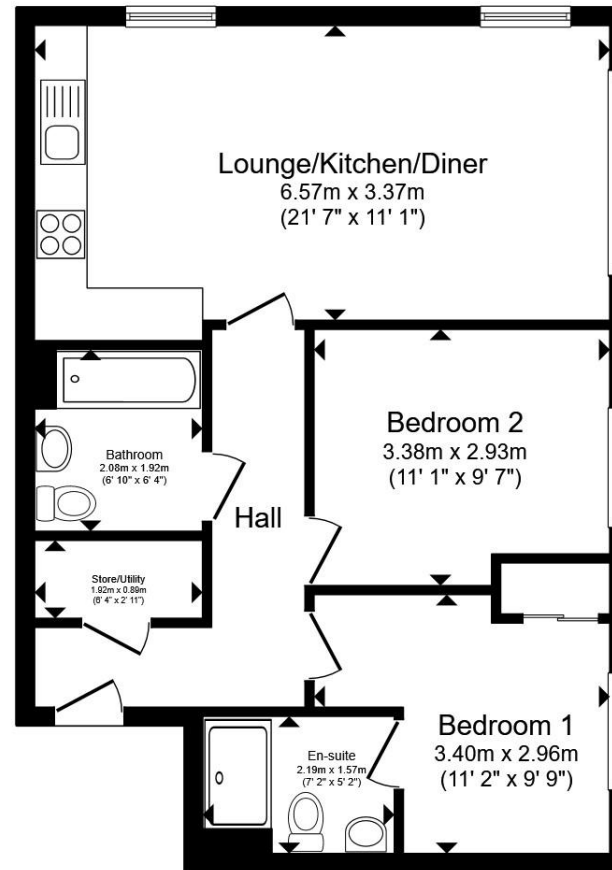
Shower, W/C, wash hand basin.

Bedroom Two

Double glazed window, carpet, radiator.

Bathroom

Part tiled, heated towel rail, bath, W/C, wash hand basin.



Total floor area 58.9 m² (634 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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Pearmain House Blossom Drive, Welwyn Garden City

- Two Bedroom Apartment
- Second Floor
- Allocated Parking
- En-Suite & Family Bathroom
- Open Plan Lounge/Kitchen/Diner

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1850.00

Ground Rent: Ask Agent

price

£310,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109891 - 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.

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.


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Please note the marker reflects the
postcode not the actual property