



Fountain House Parkway, Welwyn Garden City AL8 6DS

welcome to

Fountain House Parkway, Welwyn Garden City

This beautifully presented one-bedroom top-floor apartment enjoys an enviable town centre location, offering superb elevated views and modern accommodation throughout. The property is conveniently served by lift access, making the top-floor position easily accessible, and comprises a spacious entrance hall with a useful utility cupboard, a bright and contemporary open-plan living area that seamlessly combines the lounge and kitchen, complete with a range of integrated appliances. The generous double bedroom is light and airy, while the stylish fitted bathroom is finished to a high standard. Further benefits include double glazing, a long lease, and approximately four years remaining on the NHBC warranty, providing additional peace of mind for prospective buyers. Ideally suited to first-time buyers, professionals and investors alike, the apartment is perfectly positioned for both convenience and connectivity. Welwyn Garden City railway station is just a short walk away, offering excellent commuter links into London, while an outstanding selection of shops, cafés and restaurants are right on your doorstep, including the renowned John Lewis department store.



Entrance Hall

Entry phone, utility cupboard, washing machine, fuseboard.

Kitchen/Diner/Lounge

Double glazed window to side x 2, TV, electric oven/hob, integrated fridge freezer/dishwasher, luxury vinyl tiles, spotlights, sink/drainage.

Bedroom

Double glazed window to side, air conditioning/heating unit, carpet.

Bathroom

Bath with shower over, tiled flooring, W/C, wash hand basin.



Total floor area 52.0 m² (560 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

- One Bedroom Apartment
- Top Floor
- Town Centre Location
- 4 Years NHBC Remaining
- Close to Train Station

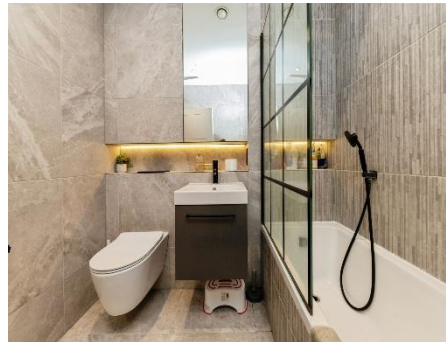
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2114.00

Ground Rent: 0.00

offers in excess of

£220,000



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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:
WGN109978 - 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