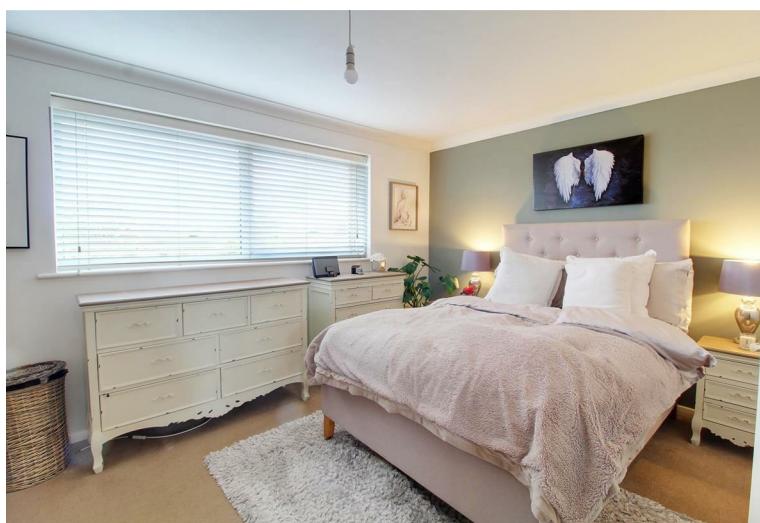




23 ALDERMAN CLOSE, WELHAM GREEN AL9 7DS

Guide Price £235,000 | Leasehold

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## Property Overview

A stylish one bedroom apartment situated on the 2nd (top) floor of this well maintained purpose built development within a short walk to local shops, school and mainline rail station. The property offers spacious well balanced living space along with pretty far reaching views.

Accommodation comprises entrance hall with entry phone, spacious living/dining room, modern fitted kitchen/breakfast room with built in larder and storage cupboards, generous size double bedroom with built in wardrobe cupboards and modern fully tiled bathroom.



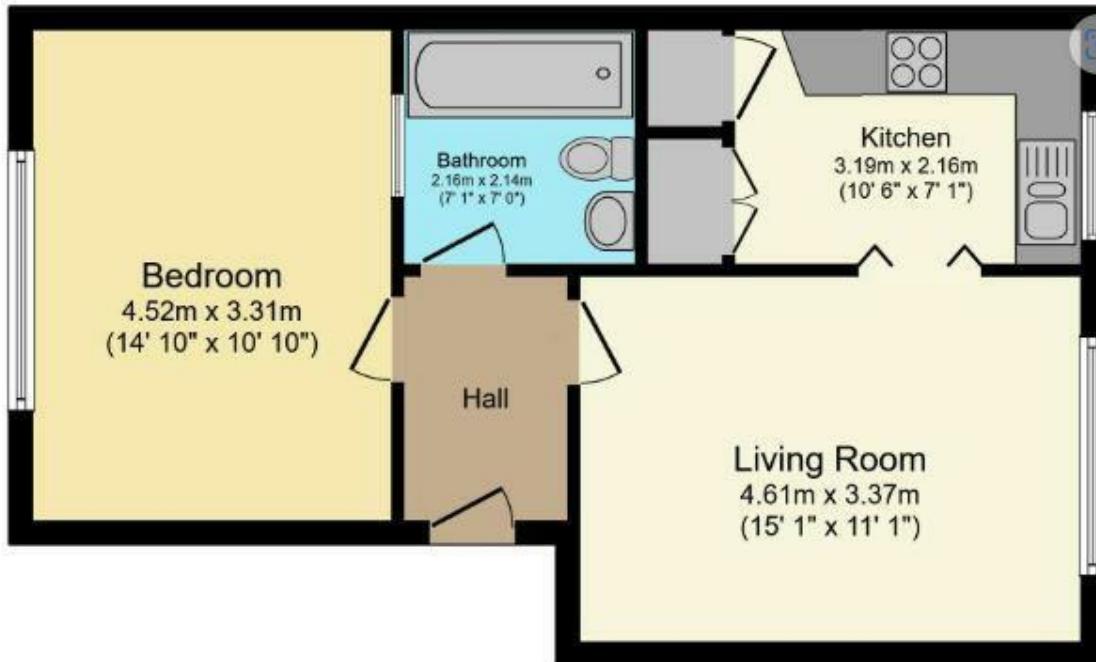
## Property Features

- Living/Dining Room: 15'1 x 11'1
- Kitchen/Breakfast Room: 10'6 x 7'1
- Spacious Living
- Far Reaching Views
- Leasehold
- Bedroom: 14'10 X 10'10
- Modern Bathroom
- Second (top) Floor
- Close to Shops & Rail Station
- On Street Parking



## Agents Notes

The property is well situated to local amenities along with more extensive shopping and transport facilities in Potters Bar, Hatfield & London Colney retail parks. Open countryside walks are close by including Hatfield House with its various concerts and events and neighbouring village of Brookmans Park with its vast array of shops, restaurants and schools.



Total floor area 48.7 sq.m. (524 sq.ft.) approx



## Contact us

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**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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