

# Jonathan Hunt

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Jonathan  
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## Flat 4, Winston House Blossom Drive, Welwyn Garden City, AL7 1WT

**Asking Price £94,000**

Perfect way to get on the ladder – Shared Ownership (40% share from £94,000)

A modern, well-kept ground floor apartment within easy reach of Welwyn Garden City Station, a great first step onto the property ladder for anyone wanting convenience and low-maintenance living. Inside, there's a bright entrance hall with a large storage cupboard, a good double bedroom, a contemporary bathroom and a smart, bright open-plan kitchen/living/dining space.

You also benefit from an allocated parking space, a secure communal bike store, gas central heating, a long lease of around 995 years and a low monthly service charge of £60.57.

Welwyn Garden City has plenty on offer: John Lewis, Waitrose, the Howard Centre, fast rail links into Kings Cross and Moorgate, and quick access to the A1(M). Stanborough Lakes, Gosling Sports Park and Campus West are all close by too.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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LOUNGE /DINER 15'8" x 10'10" (4.78 x 3.32)

KITCHEN 7'11" x 6'2" (2.42 x 1.89)

PRINCIPAL BEDROOM 17'3" x 8'11" (5.28 x 2.72)

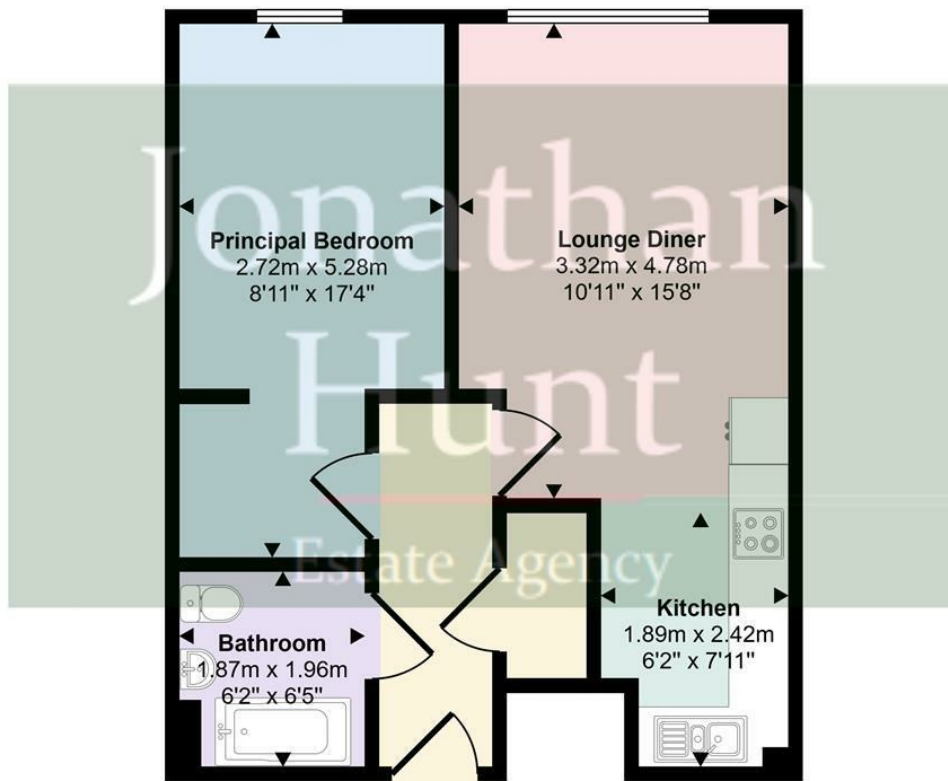
BATHROOM 6'5" x 6'1" (1.96 x 1.87)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

Approx Gross Internal Area  
44 sq m / 477 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.