



2 Digswell Court Digswell Rise, Welwyn Garden City, Hertfordshire, AL8 7PR

£330,000

Sell with us from £995 + VAT



Carnegie

Web: www.carnegieuk.com

Tel: 01707 330373/4

Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

2 Digswell Court Digswell Rise, Welwyn Garden City, Hertfordshire, AL8 7PR

A smart 2 bedroom first floor maisonette on the favoured west side and within a short walking distance of Welwyn Garden City town centre. Accommodation includes 2 bedrooms, reception room, eat-in kitchen, and bathroom. The property benefits from use of communal gardens, a garage and a large loft. Close to Shire Park. Offered chain free.

Reception room 14'5 x 13'9 (4.39m x 4.19m)

Eat-in kitchen 12'11 x 8'11 (3.94m x 2.72m)

Bedroom 1 12'11 x 10'11 (3.94m x 3.33m)

Bedroom 2 10'1 x 8'1 (3.07m x 2.46m)

Bathroom 9' x 5'9 (2.74m x 1.75m)

Information

Council Tax Band D £1,987.17 Apr 22/Mar 23
Leasehold: 999 years from 1959. 936 years remaining.
Ground Rent: £10 pa.
Grass cutting - £23 pcm

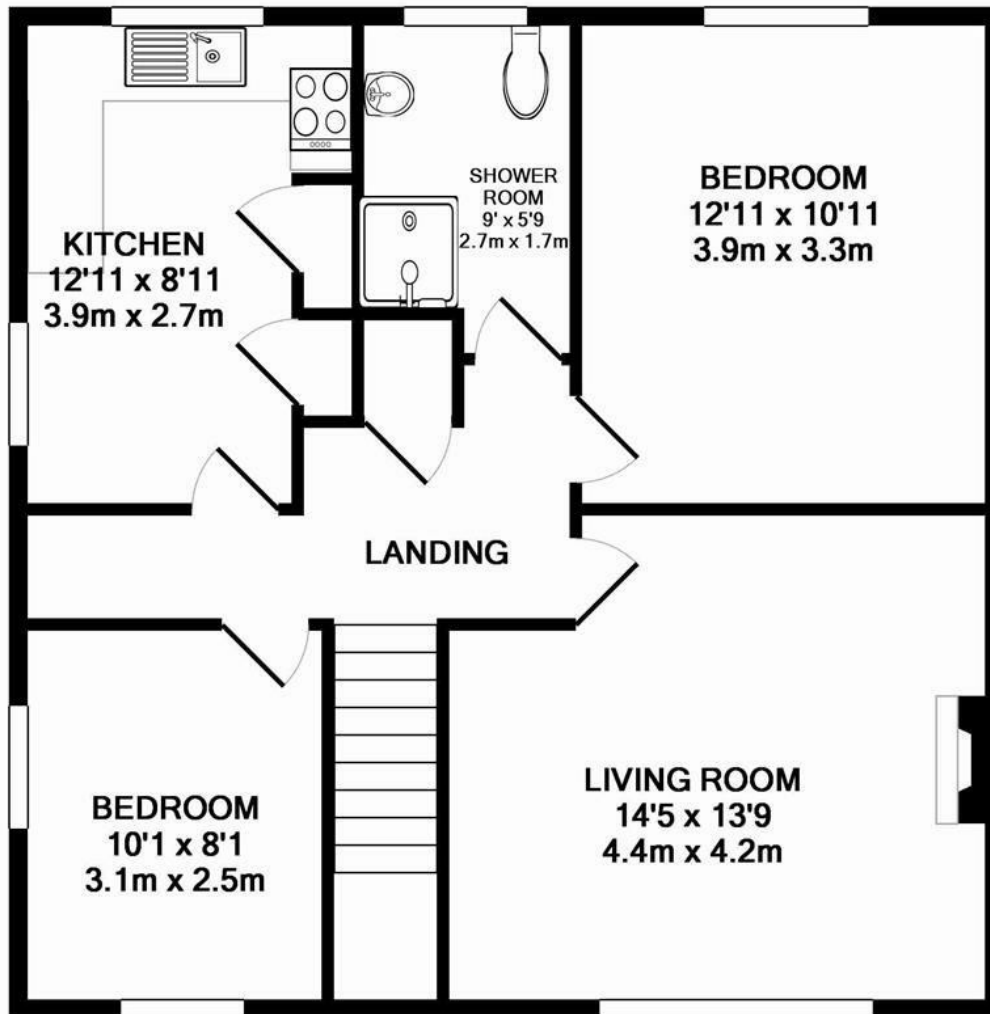
Please note - The current owner, along with other owners of properties within the Digswell Court development, are in the final stages of negotiation with Welwyn & Hatfield Council to purchase the freehold of the properties including the grounds. The owners will then officially become Directors (the current owners are already registered as Directors forming Digswell Court Freehold Limited).



Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968
VAT No. 745 8368 91

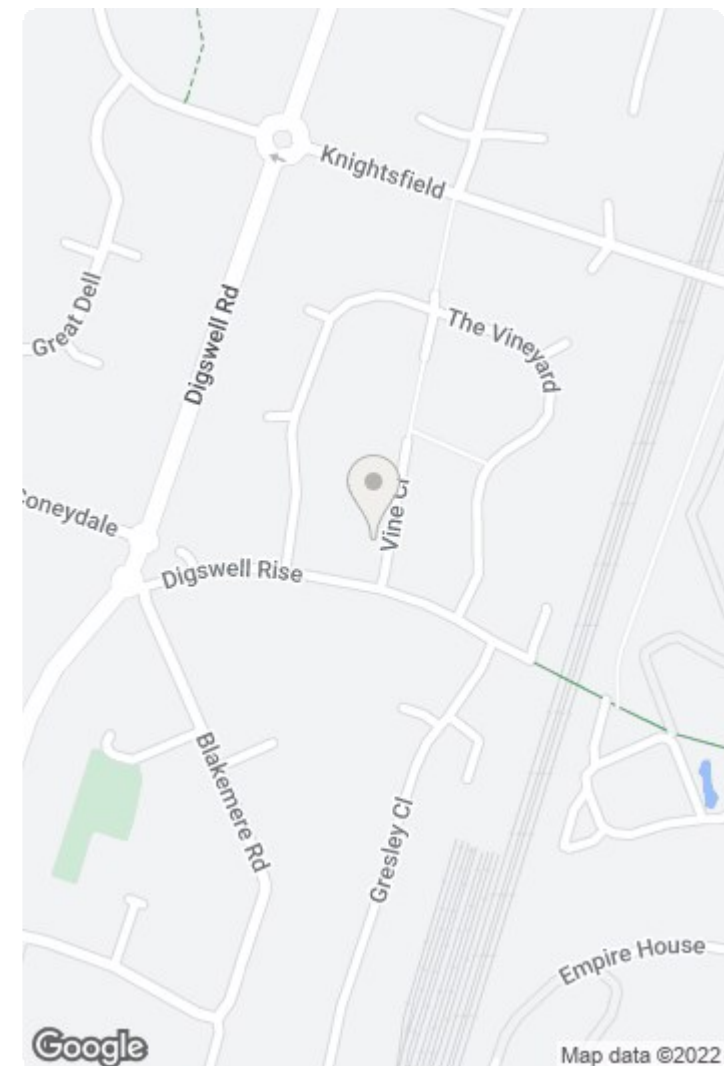




TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

