



## Hilly Fields, Welwyn Garden City, AL7

Apartment - Purpose Built | 2 Bedrooms

£200,000 Leasehold

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Communal Entrance

Accessed via communal entrance door with entryphone system. Stairs leading to second floor.

Entrance Hall

Via solid wooden door. Large walk-in storage cupboard, second storage cupboard with shelving and additional meter cupboard. Entryphone and single radiator. Access to loft. Doors to:

Bathroom

Comprising a panel enclosed bath with mixer shower unit over and part tiled walls. Low level WC and pedestal wash hand basin with splash back tiling. Single radiator and frosted double glazed window to rear.

Kitchen

9'3" x 6'7"  
Comprising a range of wall and base mounted units finished with Beech fronts, work surfaces over with single bowl single drainer sink unit and splash back tiling. Wall mounted boiler. Space for ridge/freezer and plumbing for washing machine. Built in oven with four ring electric hob and filter hood over. Double glazed window to rear.

Loiunge

Dual aspect with double glazed window to rear and double glazed door and window unit to front opening onto balcony with South westerly aspect. Two radiators.

Bedroom One

11'11" x 8'7"  
Radiator and double glazed window to front

Bedroom Two

11'10" x 8'5"  
Radiator and double glazed window to front.

Exterior

Set amongst well maintained communal gardens with clothes drying areas and additional communal parking.

Tenure

Leasehold

Viewing

Call on 01707 260707

