

# BELVOIR!

Welwyn  
9 High Street, Welwyn, Hertfordshire, AL6 9EE

Longcroft House, Welwyn Garden City, Herts AL8 6PZ



Guide Price £269,995 Leasehold

Call: 01438 717701

[belvoir.co.uk](http://belvoir.co.uk)



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WELWYN GARDEN CITY CENTRE! Belvoir Welwyn are delighted to bring to the market this Chain Free, two double bedroom apartment with allocated secure parking in the centre of Welwyn Garden City. With a range of local amenities and the mainline station on your doorstep, this property is perfect for commuters, first-time buyers and investors alike!

Accommodation comprises an Entrance Hall, spacious Lounge/Diner, fitted Kitchen, two double Bedrooms and fitted Shower Room. Externally there is a communal terrace, which leads to the communal entrance to the property.

This desirable West Side location offers Welwyn Garden City town centre on your doorstep. All within walking distance are a wide range of amenities and shops including John Lewis, Waitrose, and the Howard shopping centre, which itself accesses the mainline railway station with fast and frequent services into London King's Cross only a 30 minute commute away. Good transport links via the A1(M) are also within easy access. Many noted Primary and Secondary schools are nearby, as well as Gosling Sports Park, local sports and golf clubs, gymnasiums all being within easy reach. The Campus West for entertainment, theatre, cinema and library is just a short stroll away.



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### Communal Entrance

Communal Entrance door with secure entry-phone system, stairs and lift to upper levels.

### Communal Landing

Double doors leading to communal terrace area, with private doors to each apartment. Large storage cupboard, and private porchway and front door leading to the Entrance Hall.

### Entrance Hallway

Secure entry-phone system. Carpet flooring, large storage cupboard, wall mounted radiator and doors leading to

### Lounge/Diner

16'3" x 14'0" (4.97 x 4.27)



Spacious Lounge/Diner with carpet flooring, two UPVC double glazed windows to rear aspect, power points, television points, telephone points, textured ceiling and door leading to the Kitchen.

### Kitchen

14'7" x 7'9" (4.45 x 2.37)



Range of base and eye level units with roll-top work surfaces, tiled splash-backs,

plumbing for washing machine, space for fridge freezer, integrated appliances to include electric oven, induction hob and extractor fan, tiled flooring. Stainless steel sink with stainless steel mixer taps, UPVC double glazed window to front aspect, storage cupboard.

### Master Bedroom

14'0" x 11'6" (max) (4.27 x 3.52 (max))



Carpet flooring, power points, UPVC double glazed window to rear aspect, single radiator.

### Bedroom Two

11'6" x 9'4" (3.52 x 2.85 )



Carpet flooring, power points, UPVC double glazed window to front aspect, fitted storage cupboard and single radiator.

### Shower Room



Low level flush W.C, pedestal hand wash basin with mixer taps, walk in shower cubicle, tiled walls, wall mounted mirror, extractor fan and large airing cupboard.

### Outside



Communal terrace, allocated parking space

### Agent's Notes

Belvoir are advised;  
Council Tax - Welwyn Hatfield band C  
Years remaining on Lease - 142  
Ground Rent - £0 per annum  
Service Charge - £1,137.99 per annum

### BELVOIR DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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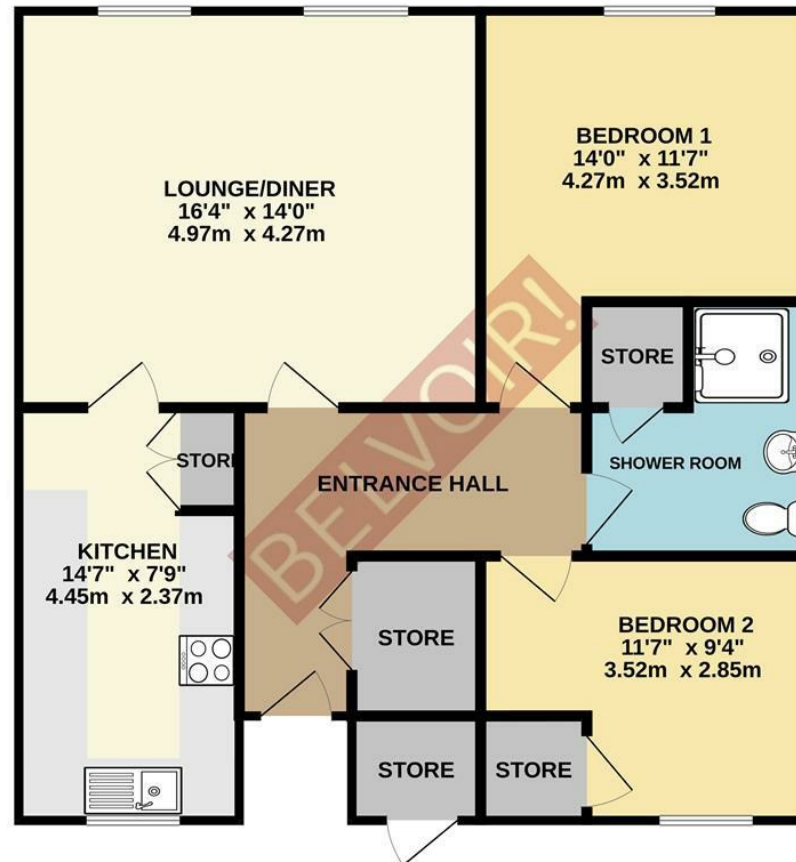
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SECOND FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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