



12 The Firs, WELWYN GARDEN CITY, Hertfordshire, AL8 7EA

- LUXURY BATHROOM
- GRANITE KITCHEN
- QUALITY APPLIANCES
- REPLACEMENT WINDOWS
- GROUND FLOOR
- WEST SIDE
- REPLACEMENT BOILER
- EXTENDED LEASE (172 YEARS) AND SUPER LOW SERVICE CHARGE
- CLOSE TO RENOWNED PRIMARY SCHOOLS



PROPERTY DESCRIPTION

A rare opportunity has arisen to purchase this tastefully REFURBISHED, GROUND FLOOR apartment positioned on the WEST SIDE of Welwyn Garden City. Beautifully presented with features including INTEGRATED KITCHEN WITH GRANITE WORKTOPS, REPLACEMENT DOUBLE GLAZED WINDOWS and stunning column radiators. LUXURY BATHROOM and an abundance of quirky extras await for a new homeowner. EXTENDED LEASE, LOW SERVICE CHARGE AND GROUND RENT.

The Firs offers plenty of parking and the addition of a BRICK BUILT STORAGE SHED. Located in the sought after Knightsfield area, a hop, skip and a jump from Hertfordshire's finest rolling countryside. Shoplands parade of shops are a 10 minute walk and regular buses running into the town centre are also close by. Energy rating C. A must view property to appreciate its noteworthy features. Read on...



ROOM DESCRIPTIONS

ACCOMMODATION

ABOUT THE PROPERTY

A sense of tranquilly and space is what you experience on the approach to this delightful property. A real labour of love having been meticulously refurbished by its current owner. A secure entry door leads you into the communal areas. Handy for shopping the apartments front door is on this floor too. As you enter the apartment you are welcomed to a bright and airy open plan living area with light flooding from front to back on a dual aspect. The kitchen houses a large range of handless base and wall units, quality integrated appliances such as Neff double oven, four ring gas hob and extractor. Space and plumbing for dishwasher, washing machine and separate tumble dryer. A stunning two seater breakfast bar island with integrated fridge and freezer. The black granite worktops with mirrored fleck really compliment the white kitchen. Under counter and above window mood lighting. Replacement Worcester Bosch boiler.

CONTINUED

Off the kitchen you will find the cosy lounge, complete with quality flooring, large picture window. An inner lobby leads you to the two bedrooms. The master is a dual aspect overlooks the pretty front grounds and offers plenty of space for a large bed. This room has the benefit of two storage cupboards with shelves and rails. Bedroom two can also house a double bed and overlooks the rear gardens. Both bedrooms feature rustic oak effect flooring. The luxury bathroom offers a white three piece suite, panel bath with shower over, sink with vanity unit and low level w/c. Column radiator and fully tiled walls and floors with mirror fleck in the floor tiles for added glamour. The front and rear communal gardens are well maintained, pretty flower bed borders and an abundance of mature shrubs. A perfect place to unwind on a summers evening. There is also a handy brick built storage shed located to the front of the development. Parking is a breeze with plenty of unrestricted communal bays.

LEASEHOLD INFORMATION

Lease: 172 Years Remaining

Service charge 1st April 2025- 31st March 2026 £582.88.

Ground rent £1.00 Per annum.

COUNCIL TAX BAND C

WHAT THE OWNERS SAY

In 2020 we were first time buyers looking for our first family home. We had been looking for a while and nothing had caught our eye until we viewed our lovely flat. We fell in love from the very first viewing. 5 years later and it has been the perfect first home. From the bright, open planned living space to the quiet outside area, it has been perfect for us. Especially backing on to the woods where we have been for countless walks and adventures. We have convenient shops a short walk away, excellent Primary and Secondary schools and plenty of green space! We hope the new owners will enjoy our home as much as we have

ABOUT THE WEST SIDE

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



FLOORPLAN & EPC

WRIGHTS

WRIGHTS



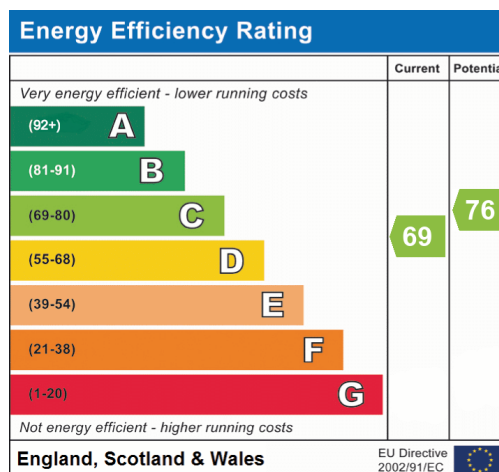
Approximate total area[®]
49.17 m²
529.26 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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