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Flat 13, Bramley House Blossom Drive, Welwyn
Garden City, AL7 1WQ

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Offers In Excess Of £159,250

Welcome to this modern two bedroom 50% shared ownership first floor apartment located on Blossom Drive in the charming Welwyn Garden City. Built in 2022, this property offers a contemporary living experience with a total area of 667 square feet.

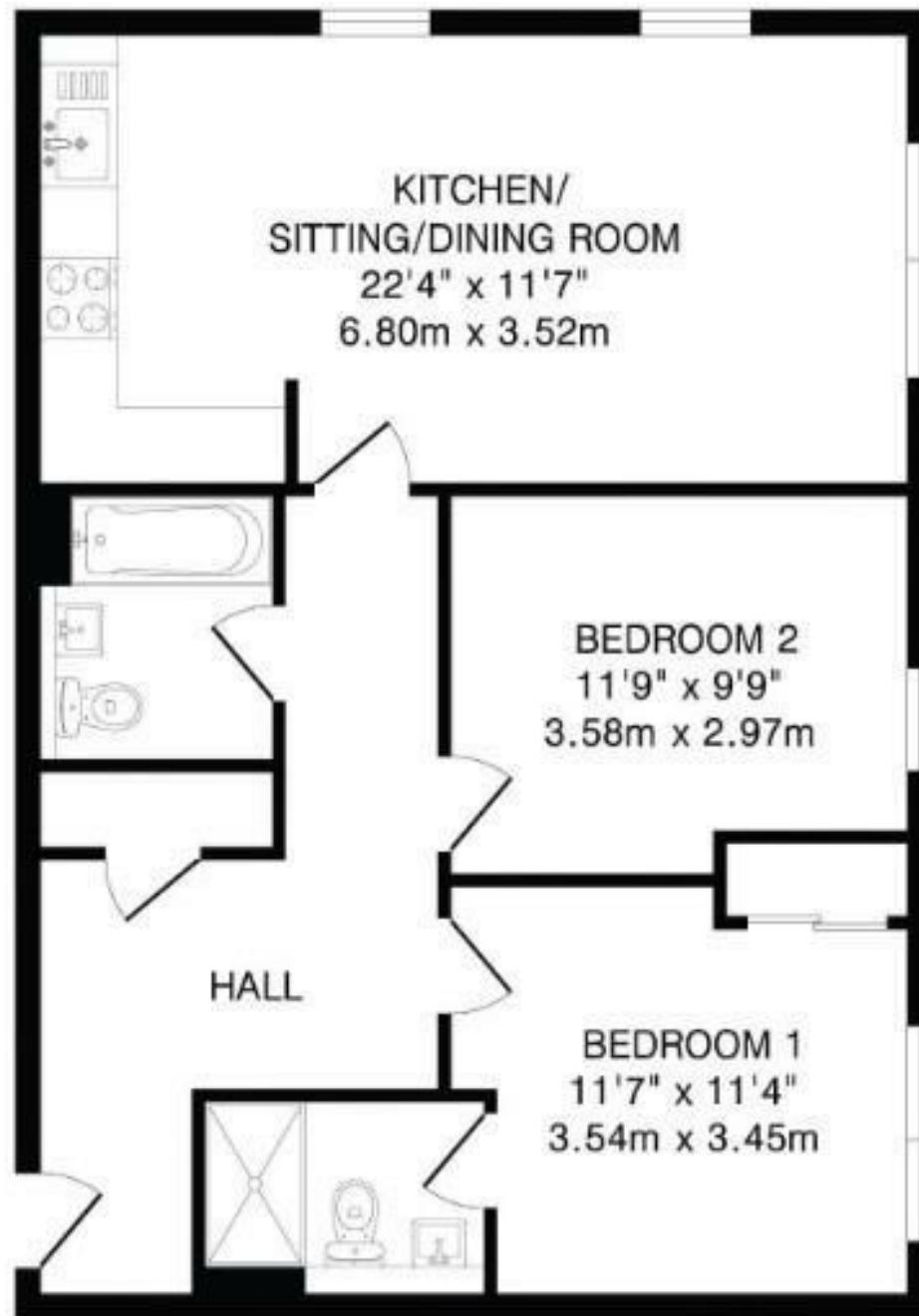
As you enter the residents you will find a spacious open-planned living/dining room/kitchen that serves as the heart of the home, perfect for both relaxation and entertaining guests. The flat features two well-proportioned bedrooms, providing ample space for rest and privacy. Additionally, there are two bathrooms, ensuring convenience for both residents and visitors alike.

The design of this flat reflects a commitment to modern living, with stylish finishes and a layout that maximises space and light. Situated in a desirable area, you will enjoy the benefits of a vibrant community, with local amenities and green spaces just a stone's throw away.

This property is ideal for first-time buyers, small families, or those looking to downsize without compromising on quality. With its contemporary features and prime location, this flat on Blossom Drive is a wonderful opportunity for anyone seeking a comfortable and stylish home in Welwyn Garden City.

- **** 50% SHARED OWNERSHIP ****
- Open-Planned Kitchen/Lounge/Dining Room
- Ensuite to Master & Separate Bathroom
- Ideal for First-Time Buyers and Commuters
- Spacious Modern Apartment
- Two Excellent Sized Double Bedrooms
- Fantastic Location in Welywn Garden City
- Allocated Parking & Visitor Bays

Stevenage Sales 53 High Street, Stevenage, Hertfordshire SG1 3AQ | 01438 313 393
Stevenage@iwestates.com | www.iwestates.com



Third Floor

Entrance

The entrance hallway is a spacious light area with entry system, a storage cupboard, access to all rooms, and a radiator.

Lounge/Diner/Kitchen

22'4 x 11'7
The wonderful spacious and extremely light modern open-planned living area has ample space for living and dinning room furniture. There is a window to the front and two windows to the side aspect and two double radiators. The Kitchen area comprises; matching modern range of wall and base units with roll edge work surfaces over, an integrated oven and hob with extractor above, integrated fridge/freezer, integrated dishwasher and an integrated washing machine., sink with drainer unit and mixer taps.

Bedroom One

11'7 x 11'4
The master bedroom is a great sized double bedroom with mirror fitted wardrobes and access to the en-suite. There is a uPVC double glazed window to the front aspect and radiator.

En-suite

The en-suite comprises; a fully enclosed double shower, a low level flush WC, a wash hand basin with pedestal, heated towel rail, shaver point and partly tiled walls.

Bedroom Two

11'9 x 9'9
The second bedroom is a great sized double bedroom with a uPVC double glazed window to the front aspect and radiator.

Bathroom

The family bathroom is a good size and comprises; a panelled bath with mixer tap and shower attachment, a low level WC, a wash hand basin with pedestal. heated towel rail, partly tiled walls, with a large fitted mirror above the sink unit.

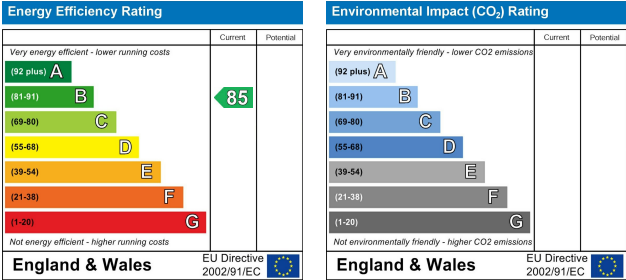
Outside

There is an allocated parking space and visitor bays.

Agent Notes

- Ground rent £12.50
- Management fee £30.20
- Buildings insurance £15.82
- Service charge £137.56
- Rent £487.76
- Lease 246 years remaining

We currently hold lease details, should you require further information please contact the office, and for further information about the shared ownership criteria. Please note additional fees could be incurred for items such as leasehold packs.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iVEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iVEstates estate agents.









