



Fountain House Parkway, Welwyn Garden City AL8 6DS

welcome to

Fountain House Parkway, Welwyn Garden City

***** Guide Price £350,000 - £375,000 ***** This beautifully presented first-floor apartment offers modern living in the very heart of Welwyn Garden City town centre. With fantastic views overlooking the fountain, the property combines stylish design with convenience and comfort. The spacious entrance hall includes a useful utility cupboard, leading into an impressive open-plan kitchen, living, and dining area that is perfect for both everyday living and entertaining. Two bright and airy double bedrooms provide ample space, complemented by a sleek, modern fitted bathroom. Additional benefits include double glazing throughout, five years remaining on the NHBC Build Warranty, a long lease, and the rare advantage of allocated parking, ensuring both practicality and peace of mind for future owners. The location is exceptional, with Welwyn Garden City train station just a short walk away, offering fast connections into London. A wide range of shops, restaurants, and amenities are right on the doorstep, including John Lewis, making this apartment an ideal choice for those seeking both convenience and lifestyle.



Hallway

Laminate flooring, electric radiator, downlights, door video entry, storage cupboard.

Lounge/Kitchen/Dining

19' 5" x 17' 4" (5.92m x 5.28m)

Double glazed windows overlooking the fountain, laminate flooring, electric radiator, downlights, wall and base units, integrated fridge freezer, Bosch oven, Neff induction hob and extractor fan, Hoover dishwasher, Candy washing machine, sink/drainer, electric radiator, downlighters.

Bedroom One

14' 10" x 8' 11" (4.52m x 2.72m)

Double glazed window, carpet, electric radiator, downlighters.

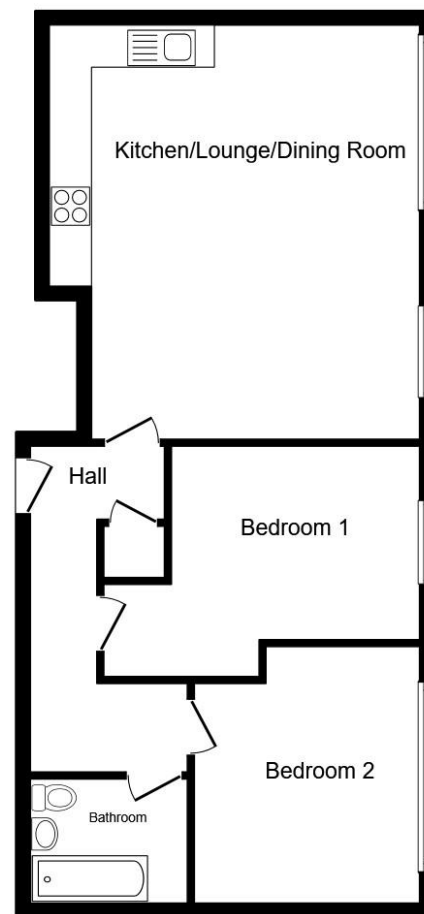
Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

Double glazed window, carpet, electric radiator, downlighters.

Bathroom

Tiled walls and flooring, W/C, wash hand basin, vanity unit, bath with rainfall shower and shower head attachment.



Total floor area 66.6 m² (716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Fountain House Parkway, Welwyn Garden City

- First Floor Apartment
- Two Bedrooms
- Allocated Parking
- Town Centre Location
- 5 Years Remaining NHBC

Tenure: Leasehold EPC Rating: E
Council Tax Band: C Service Charge: 3072.00
Ground Rent: Ask Agent

guide price

£350,000



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This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109319 - 0004

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Please note the marker reflects the
postcode not the actual property