

Estate Agency with a personal touch!

Russett Wood, Welwyn Garden City, Herts, AL7



Oliver & Akers are proud to present this one bedroom first floor apartment. Well presented throughout this property benefits from a modern Kitchen/ Bathroom and a good size double bedroom. Located within a 5 minute drive of all local amenities. Perfect for a first time buyer or investment buyer!

- Modern Kitchen
   Resident Parking
- Double Bedroom
   Communal Gardens
- Modern bathroom Investment/ first time buy!
- Close to Amenities
   MUST SEE!

£200,000 Leasehold

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## **Accommodation Comprises**

## **Entrance Hall**

Living Room 11'6" x 8'7" (3.51m x 2.62m)

Kitchen 10'8" x 8'7" (3.25m x 2.62m)

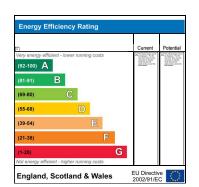
Bathroom 9'3" x 6'7" (2.82m x 2.01m)

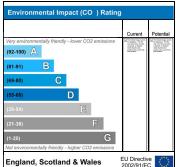
Bedroom One 14'0" x 8'8" (4.27m x 2.64m)











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## VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
  - (2) These particulars do not constitute part or all of an offer or contract.
    (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
    - (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
  - (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.