



Guide Price £300,000

**Asquith House, Guessens Road, Welwyn Garden
City, Hertfordshire, AL8 6QA**

Situated on the highly desirable West Side of Welwyn Garden City, this distinctive retirement apartment offers a rare combination of space, convenience and character. Its prime location places you just a short stroll from the bustling town centre, where a wealth of shops, cafés and services await, while still providing a peaceful residential setting.

The property unfolds across three thoughtfully arranged levels. The ground floor features a welcoming living room, perfect for relaxing or entertaining and a well-equipped kitchen designed with ease of use in mind. A handy cloakroom on this level adds extra practicality for everyday living.

Upstairs, two generously proportioned double bedrooms offer comfort and flexibility, accompanied by a contemporary bathroom complete with a walk-in shower for easy accessibility.

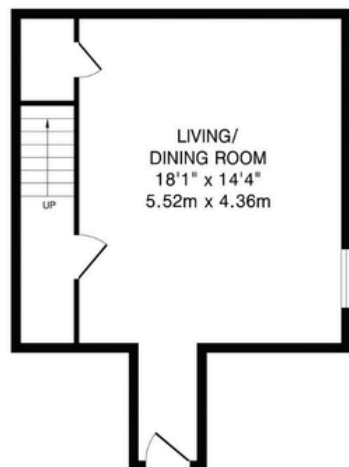
Externally, the property benefits from its own allocated parking bay, with additional visitor parking available for guests. The central yet tranquil location ensures all essential amenities are close at hand, making this apartment an excellent choice for those seeking a vibrant yet comfortable retirement lifestyle.



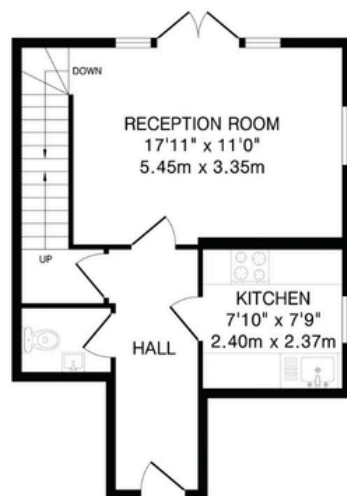




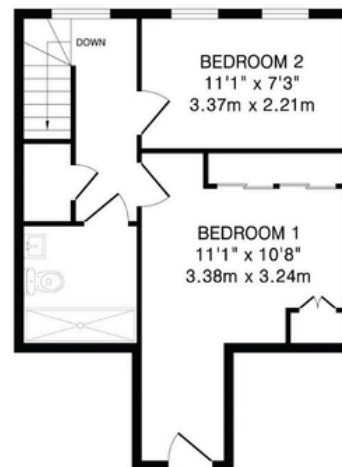




Lower Ground Floor
345 sq.ft.(32.0 sq.m)approx.



Ground Floor
361 sq.ft.(33.5 sq.m)approx.



First Floor
354 sq.ft.(32.8 sq.m)approx.

TOTAL FLOOR AREA: 1060 sq.ft.(98.3 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Leasehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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