



PUTTERILLS

— est. 1992 —



**£340,000**

**Asquith House, Guessens Road**

Welwyn Garden City AL8 6QA



# PROPERTY SUMMARY

Set within the prestigious Asquith House development, this centrally located first-floor apartment is exclusively available to those aged 55 and over. Ideally positioned in the heart of the town centre, the property offers convenient access to local amenities and transport links.

The well-planned accommodation comprises a spacious living room, fitted kitchen, two bedrooms, and a bathroom. Externally, the development is surrounded by well-maintained communal grounds and benefits from a lift service to all floors. The property also includes allocated parking for one vehicle.

2



1



1











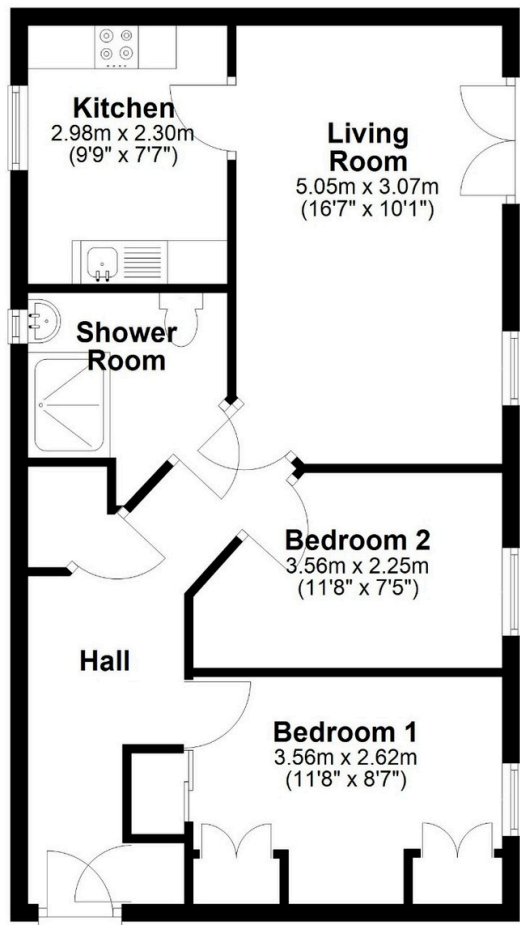






## First Floor

Approx. 55.3 sq. metres (595.5 sq. feet)



Total area: approx. 55.3 sq. metres (595.5 sq. feet)

LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Leasehold

COUNCIL TAX BAND  
D

VIEWINGS  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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



OFFICE ADDRESS  
34 Wigmores North  
Welwyn Garden  
City  
Hertfordshire  
AL8 6PH

CONTACT DETAILS  
01707 393333  
[wgc@putterills.co.uk](mailto:wgc@putterills.co.uk)  
[www.putterills.co.uk](http://www.putterills.co.uk)