



William Close, Welwyn Garden City, AL7 4FT  
Guide Price £400,000



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**\*\* TWO BEDROOM PENTHOUSE APARTMENT \*\***

Benefitting from two double bedrooms with fitted wardrobes, two bathrooms, large open plan kitchen, dining and living space with integrated appliances, separate office space, utility cupboard and is finished to the highest of standards, we highly recommend an immediate viewing.

Located in a private estate this property boasts from stunning views of nearby woodlands, two allocated parking bays, easy links to A1 and A414, close to the town centre, under three miles to Welwyn Garden City station, low service charges and long lease.



**Entrance Hallway**

**Bedroom One** 14'1" x 12'0" (4.29m x 3.66m)

**En-Suite**

**Bedroom Two** 13'0" x 12'0" (3.96m x 3.66m )

**Bathroom**

**Kitchen/Living/Dining Room**  
18'1" x 17'7" (5.51m x 5.36m )

**Storage/Utility Cupboard**

**Office Space**

**Allocated Parking**





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

