


Guessens Road,  
Welwyn Garden City,  
Hertfordshire, AL8

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 Allocated Parking

 Communal Grounds

 EPC Band C

**Council Tax**  
Band: E – £2,800.97 (2025/26)  
Lease 125 years from 1989  
Service Charges £4042.92pa  
Ground Rent £150pa

**Guide Price**  
£350,000 Leasehold

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Excellent West Side retirement apartment, with two double bedrooms, large living room, parking and ample storage, being sold with no onward chain.

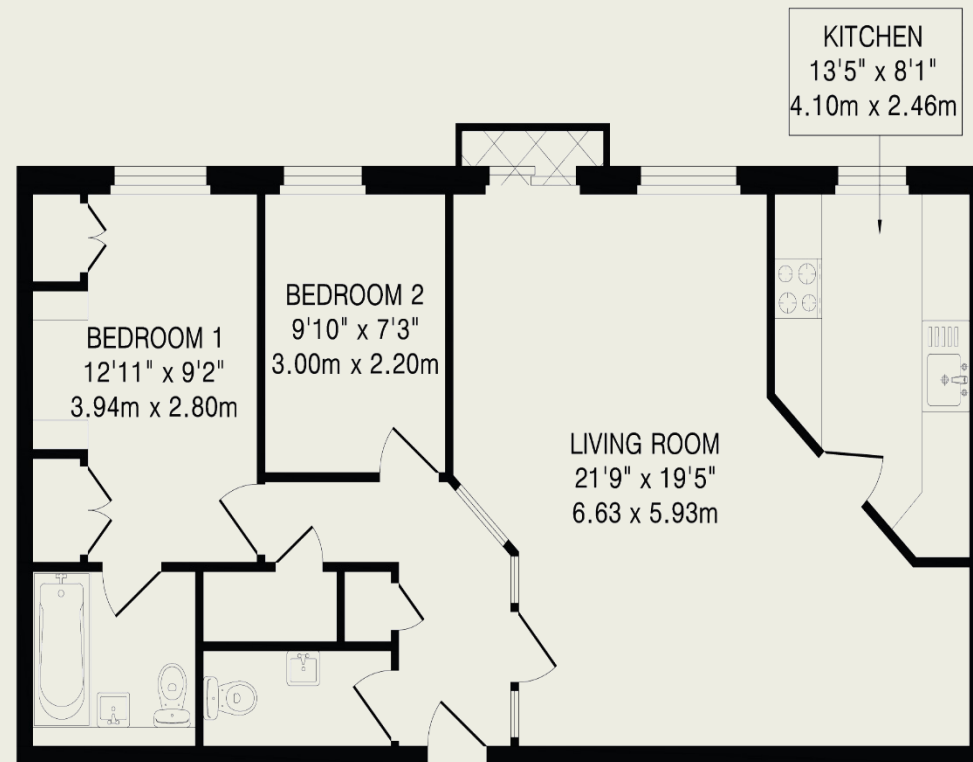
#### Description

This exceptionally spacious and naturally bright two-bedroom retirement apartment is exclusively available to residents aged 55 and over. Ideally situated in a quiet and sought-after position on the Westside of Welwyn Garden City, this well-appointed property offers both comfort and convenience, just a short walk from the Town Centre and John Lewis department store.

The apartment features a large, welcoming living/dining area—perfect for entertaining or relaxing—and a well-equipped fitted kitchen with ample storage and workspace. The generous principal bedroom benefits from an en suite bathroom, while a separate WC adds further practicality for guests. A second bedroom provides flexible space, ideal as a guest room, hobby area or home office. Additional highlights include a private storage area within the building, along with access to a communal storage facility for added convenience. The property also comes with allocated parking, additional guests parking available on site.

#### Location

Located in the highly desirable West Side of Welwyn Garden City, Asquith House enjoys a peaceful setting on Guessens Road—just a short walk from the town centre, John Lewis, and the mainline train station with direct links to London King's Cross. Excellent local amenities, including supermarkets, cafés, and restaurants, are all within easy reach, with convenient access to the A1(M) and A414.



First Floor

TOTAL FLOOR AREA: 759 sq.ft.(70.5 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.

#### Important Information

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