



**Connells**

Bramley House Blossom Drive  
WELWYN GARDEN CITY





## Property Description

Modern two bedroom first floor apartment, with bright dual aspect open planning kitchen/living space. Master bedroom with en-suite, a second double bedroom and additional bathroom. 8 Years NHBC remaining. Allocated parking. Close to local shops and amenities. Within walking distance of the Town and Station

Welwyn Garden City is located in Hertfordshire and was the second Garden City in England. The town offers a wide range of amenities and shops including John Lewis Department store, The Howard shopping centre and Waitrose. The Mainline Rail Station has direct routes to London Kings Cross (In less than 30 minutes) and the Town also has great access to the A1(M).

## Entrance Hall

Storage cupboard. Entry system. Single radiator. Door to all rooms

## Open Plan Living Room/kitchen

21' 5" x 11' 3" ( 6.53m x 3.43m )

Living room - a bright room with one window to the front and two to the side. Open plan reception with two double radiators and wood flooring.

## Kitchen Area

A modern fitted kitchen with a range of wall and base units with work surfaces over. Integrated oven and hob with extractor over, fridge freezer, dishwasher and washing machine. Sink with drainer to the side and mixer taps.

## Master Bedroom

11' 2" x 9' 6" ( 3.40m x 2.90m )

Window. Radiator. Fitted wardrobes.

## En-Suite

Suite comprising of a fully enclosed double shower, low level push flush WC and a pedestal wash hand basin with mixer tap. Heated towel rail Tiled walls.

## Bedroom Two

11' 2" x 9' 6" into recess ( 3.40m x 2.90m into recess )

Window to the front. Single radiator. Carpeted.

## Bathroom

Suite comprising of a panelled bath with mixer tap and shower attachment, low level WC and a pedestal wash hand basin with mixer tap. Heated towel rail. Tiled walls.

## Outside

Allocated parking space.

Ground rent approx £120 pa

Service charge approx £137.50 pm

Insurance approx £14 pm

Lease 248 years remaining











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**[view this property online connells.co.uk/Property/WWY306409](https://www.connells.co.uk/Property/WWY306409)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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