



**Connells**

Broadwater Road  
WELWYN GARDEN CITY



## Property Description

A first floor two double bedroom apartment within a fantastic location in close proximity to the train station. The property boasts a long lease and comes with an allocated underground parking space. The apartment comprises of an open plan lounge/kitchen, two bedrooms, master with en-suite, and a family bathroom. The property is offered chain free.

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

Entry phone. Laminate wood flooring. Cupboard housing water cylinder. Doors to rooms.

## Kitchen/lounge

19' 5" x 12' 5" (5.92m x 3.78m)

An open plan Kitchen/ Lounge with a Juliet balcony. Laminate wood flooring. Double glazed windows to the front and side. Radiator. Range of wall and base unit with complimentary wooden work surfaces over. Built in dishwasher, oven, hob, fridge/freezer and washing machine. Part tiled walls.

## Master Bedroom

12' 10" x 11' 2" (3.91m x 3.40m)

Double glazed window to front. Carpeted. Door to En-suite.

## En-Suite

A fully tiled en-suite with a suite comprising of a low level WC, wash hand basin with mixer taps, shower cubicle. Radiator.

## Bedroom Two

10' 8" x 9' 2" (3.25m x 2.79m)

Double glazed window to the rear. Radiator. Carpeted.



## Family Bathroom

A fully tiled bathroom with a suite comprising of panel bath with shower over, wash hand basin and a low level WC. Radiator. Tiled flooring.

## Outside

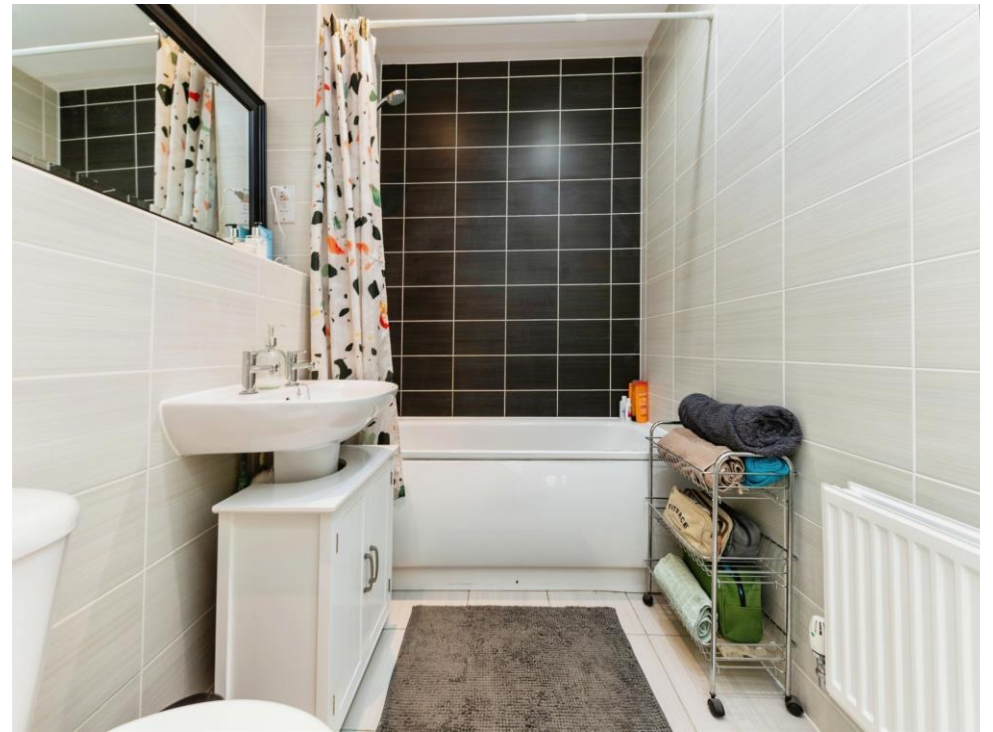
Communal gardens and underground allocated parking space.

Lease length 113 years remaining

Ground rent approx. £250 pa

Service charge approx. £300 per month (this includes hot water, heating and insurance)













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/WWY306572](http://connells.co.uk/Property/WWY306572)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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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