



**Connells**

Maidensfield  
Welwyn Garden City





## Property Description

Welcome to this charming one bedroom flat situated in the heart of Welwyn Garden City, offering a comfortable and convenient lifestyle. This property is chain free, making it an excellent opportunity for first time buyers, investors, or those looking for a hassle free purchase.

Located on the first floor, Accommodation comprises lounge, kitchen, spacious bedroom and bathroom.

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

### Lounge

15' 4" x 9' 9" (4.67m x 2.97m)

Double glazed window to front aspect, carpeted, radiator

### Kitchen

9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window to rear aspect, lino flooring, electric oven and hob, extractor hood, range of wall and base level units, sink with drainer, space for washing machine & Fridge freezer.

### Bedroom

11' 10" x 10' 1" (3.61m x 3.07m)

Double glazed window to front aspect, carpeted, radiator.

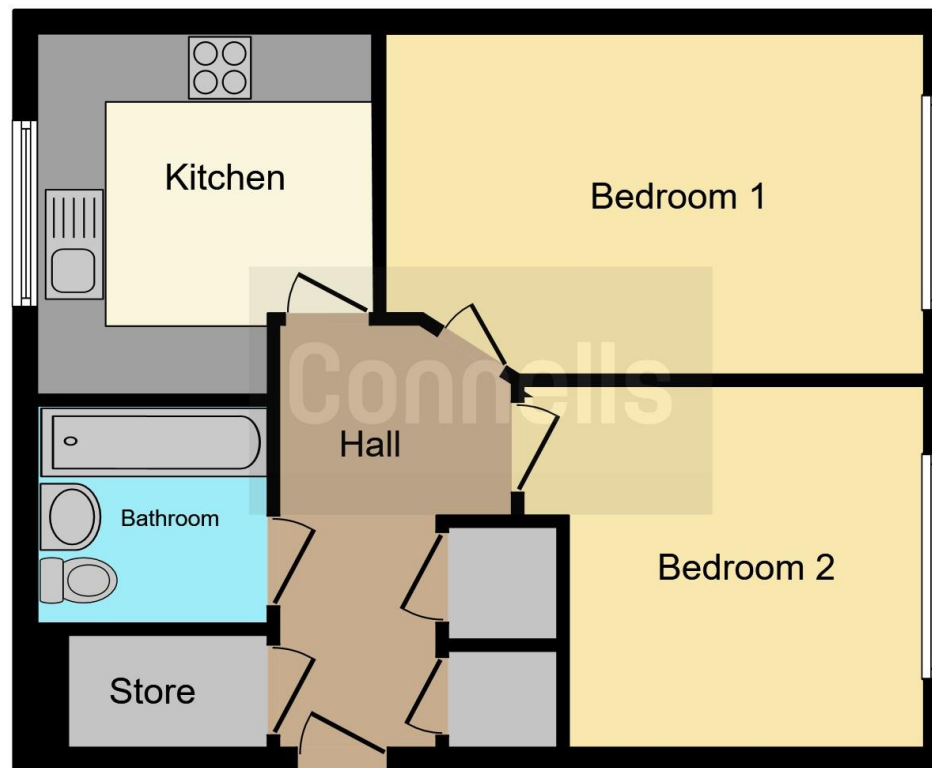












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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