



Connells

Moatwood Green
Welwyn Garden City



Property Description

An ideal First Time or Investment Purchase. This one bedroom ground floor flat has a recently fitted modern kitchen with integrated appliances, lounge, wet room and lots of storage space. Chain Free. Close to the Town and Station. Residents parking via permit.

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

12' 7" x 2' 11" (3.84m x 0.89m)

Entry phone system. Radiator. Walk in storage cupboard. Combi boiler. Additional walk in cupboard. Doors to rooms.

Lounge

13' 5" x 10' 6" (4.09m x 3.20m)

Window to the rear. Radiator. Laminate flooring.

Kitchen

9' 10" x 9' 7" (3.00m x 2.92m)

A modern newly fitted kitchen with high gloss wall and base units with matching work surfaces. Integrated oven, microwave and hob with extractor over. Integrated washing machine. Window to the front.

Bedroom 1

13' 5" x 8' 1" (4.09m x 2.46m)

Window to the rear. Radiator.

Wet room

5' 5" x 6' 5" (1.65m x 1.96m)

Suite comprising of a WC, wash hand basin and shower with curtain surround.

Outside

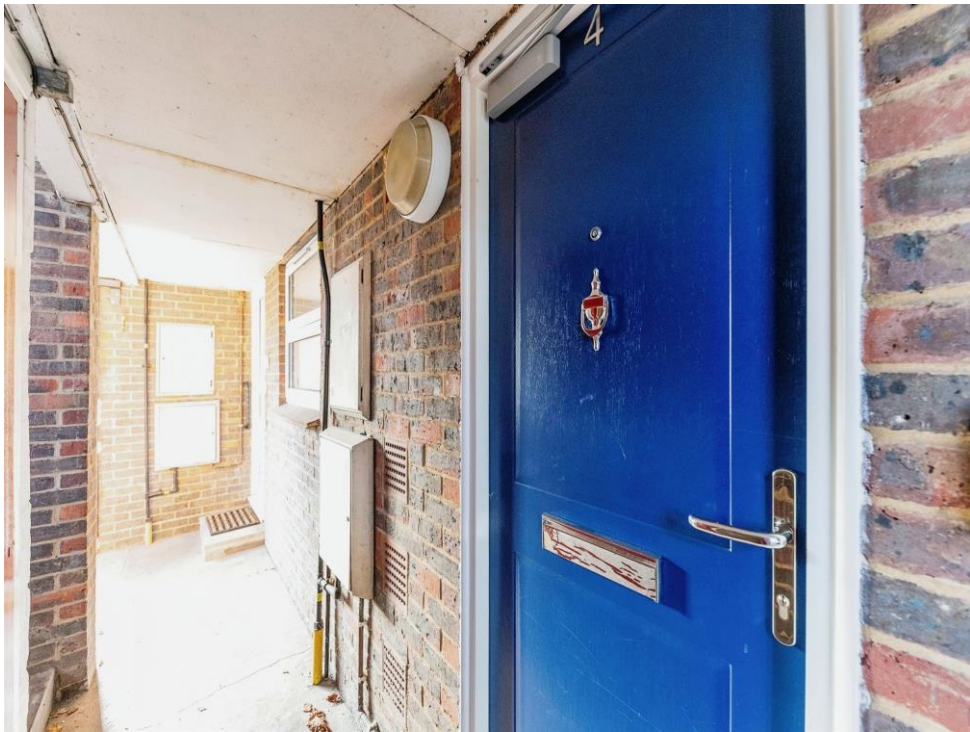
Residents permit parking - available from Welwyn Hatfield Council

89 Years left on lease (as of 2023)

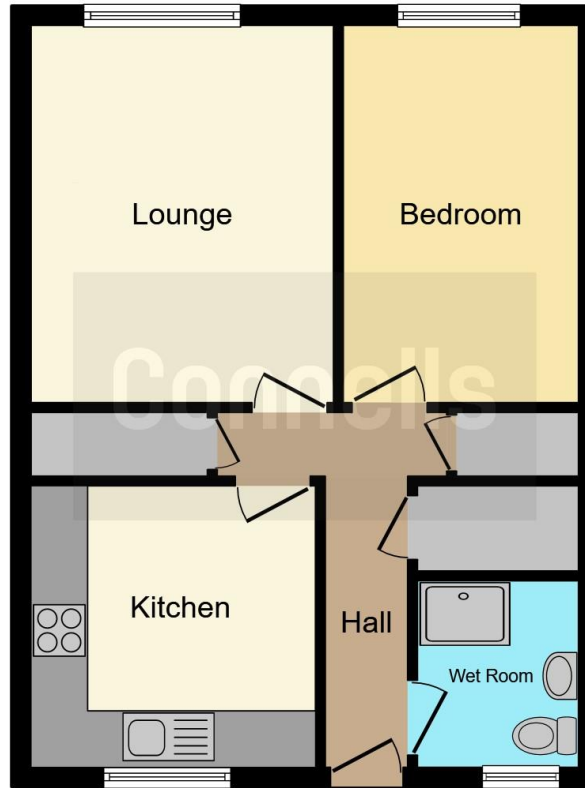
Ground rent £10 pa

Estimated service charge 23/24 is £472.72.









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: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 1988. 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.

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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