



**Connells**

St. Josephs Green  
Welwyn Garden City



## Property Description

Step into comfortable living with this recently refurbished top floor flat. Offering two generously sized bedrooms, including a master with its own en-suite, and a main bathroom, this residence ensures comfort and convenience. The airy ambiance flows seamlessly throughout the space, accentuated by the abundance of natural light flooding through the windows. Step out onto the balcony to enjoy panoramic views. Additionally, a garage provides secure parking for your convenience. Offered chain free, this property promises a hassle-free transition into your dream home.

## Entrance Hall

### Lounge

20' 4" x 11' 4" ( 6.20m x 3.45m )

Double glazed window to front, side and rear aspect, radiators, carpeted, double glazed patio door leading to the balcony which is sheltered.

### Kitchen

7' x 7' 11" ( 2.13m x 2.41m )

Double glazed window to rear aspect, wood effect vinyl flooring, range of wall and base level units and worktops, sink with drainer, electric oven with gas hob, extractor hood.

## Bedroom One

11' 7" x 9' 8" ( 3.53m x 2.95m )

Double glazed window to front aspect, carpeted, radiator.

## En Suite

Vinyl flooring, extractor fan, wash hand basin, low level wc, shower cubicle.

## Bedroom Two

9' x 7' 10" ( 2.74m x 2.39m )

Double glazed window to front aspect, carpeted, radiator.

## Bathroom

Vinyl flooring, panel enclosed bathtub with shower attachment, low level wc, wash hand basin.

## Garage

Excellent sized garage with up and over door.









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

**view this property online [connells.co.uk/Property/WWY306691](http://connells.co.uk/Property/WWY306691)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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