

St. Josephs Green Welwyn Garden City

Connells

St. Josephs Green Welwyn Garden City AL7 4TT





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.











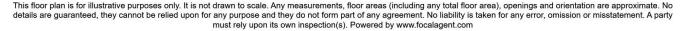






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EPC Rating: C

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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

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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Tenure: Leasehold



