



Connells

Node Way Gardens
Welwyn



Property Description

Welcome to your charming two bedroom ground floor apartment located on the outskirts of the picturesque village of Old Welwyn. As you step through the door you are greeted by a modern bathroom, boasting sleek fixtures and refreshing ambiance. There is a separate kitchen and lounge which beckons relaxation, offers a cozy atmosphere. The property also boasts two double bedrooms. Located near Welwyn village, you'll enjoy the convenience of local amenities and tranquil surroundings of this historic.

comprises of a three piece suite with paneled bath, low level w/c and wash hand basin

Leasehold Information

The lease on this property currently has 77 years to run. The Ground rent is payable annually at £150. The Service Charges are £1512 on a yearly basis.

Entrance Hall

Lounge

10' 8" x 12' 5" (3.25m x 3.78m)

Double glazing, radiator and wood flooring

Kitchen

7' 9" x 11' 2" (2.36m x 3.40m)

Window with a range of wall and base units oven, hob, extractor, sink with mixer tap and space for a washing machine

Bedroom One

8' 9" x 12' 2" (2.67m x 3.71m)

Double glazing with wood flooring

Bedroom Two

8' 9" x 12' 2" (2.67m x 3.71m)

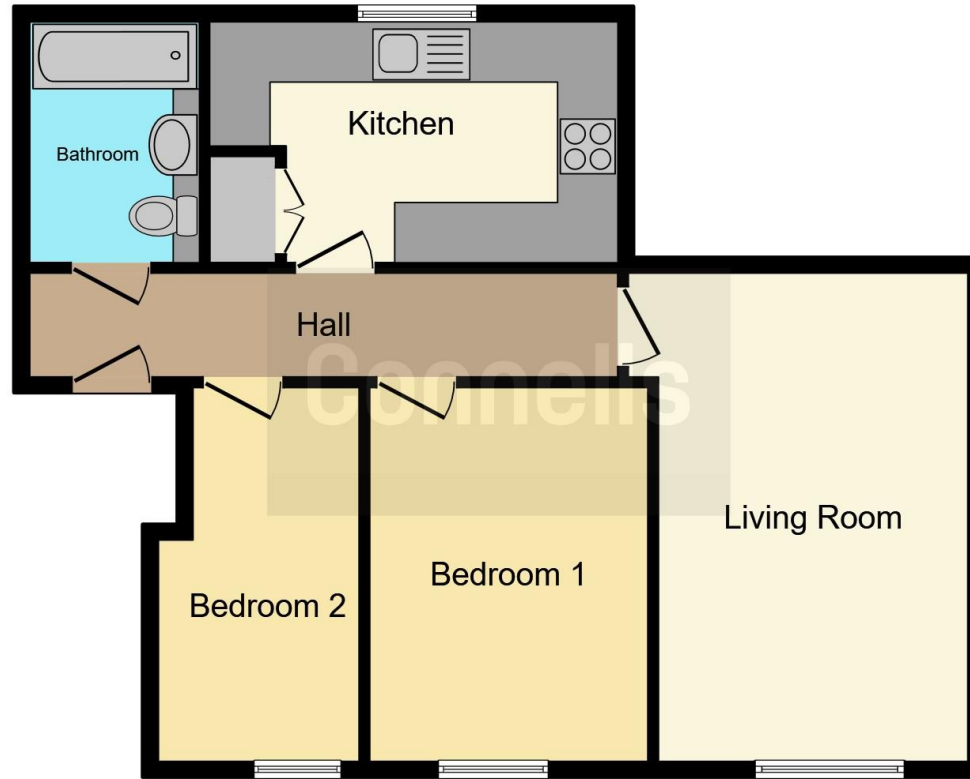
Double glazing with wood flooring

Bathroom









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

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/WWY306697

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2002. 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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