



**Connells**

Woodhall Lane  
Welwyn Garden City



## Property Description

A well presented one bedroom first floor maisonette, within 0.5 miles of the train station. This property comprises of a fitted kitchen and living area with a parking space behind the property. Extra benefits include owning a share of the freehold, so no maintenance or ground rent charges. Ideal first-time purchase or buy to let investment.

### Lounge

15' x 8' 10" ( 4.57m x 2.69m )

Carpeted and double glazing to the front

### Kitchen

9' 4" x 8' 3" ( 2.84m x 2.51m )

Double glazed window to the front and door to the hallway. Fitted kitchen with wall and base units, stainless steel sink drainer and space for fridge freezer.

### Bedroom 1

10' 8" x 11' 1" ( 3.25m x 3.38m )

Carpeted and double glazing to the rear

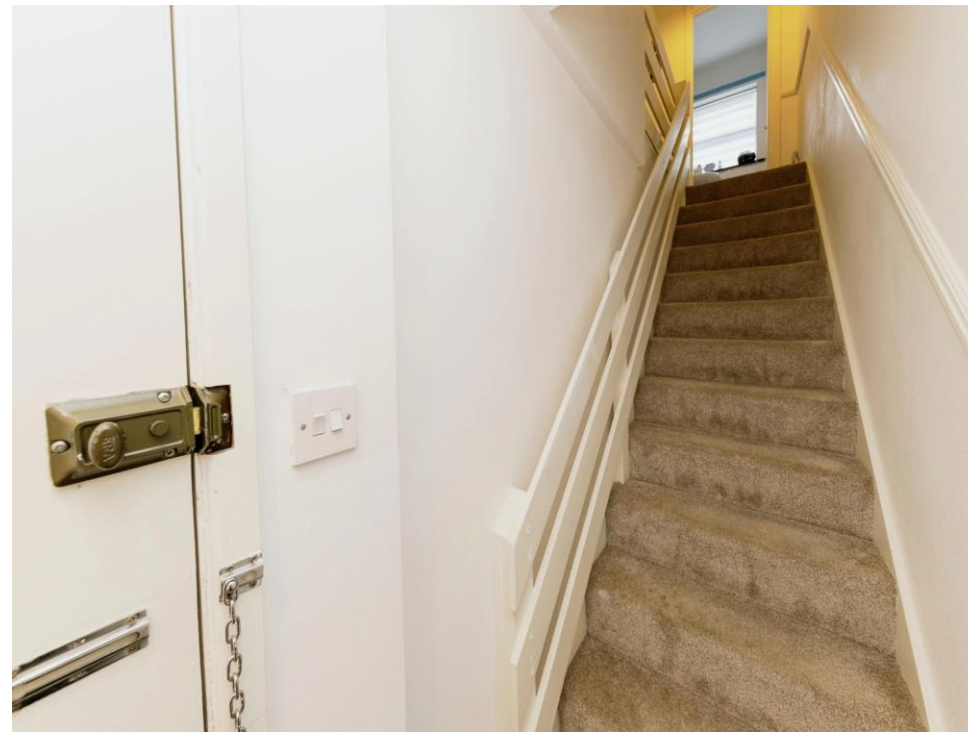
### Bathroom

Panel bath, tiled flooring and frosted double glazing

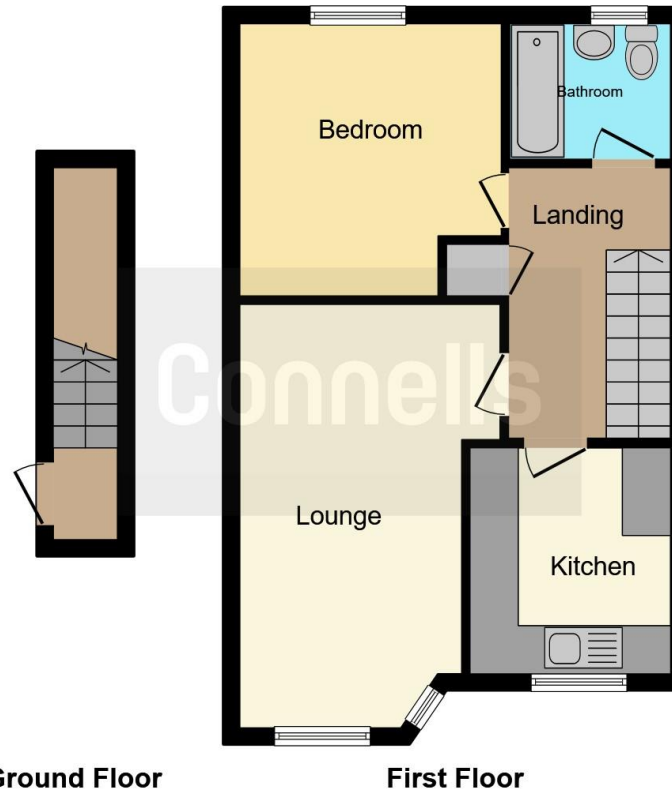
### Front Garden

Paved









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 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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