



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 and the property benefits from own front garden. Ideal first-time purchase or buy to let investment.

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

Lounge

15' x 8' 10" (4.57m x 2.69m)
Carpeted and double glazing to the front

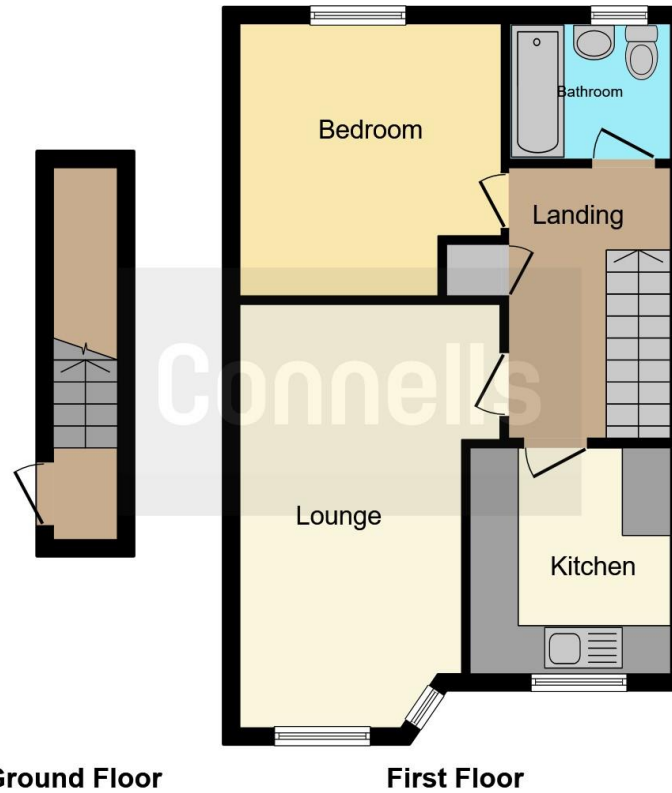
Kitchen

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.









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/WWY306606

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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