



Connells

Thundridge Close
WELWYN GARDEN CITY

Thundridge Close WELWYN GARDEN CITY AL7 2LH

for sale offers over
£210,000



Property Description

A CHAIN FREE well presented two bedroom first floor flat situated in the Panshanger area of Welwyn Garden City.

Benefits include Entrance Hall with ample storage cupboards, lounge, re-fitted kitchen and bathroom, gas central heating to radiators with modern combi boiler and communal parking.

Entrance Hall

Double glazing front door, gas radiator, wall based fuse box, built in airing cupboard

Lounge

12' 8" x 13' 6" (3.86m x 4.11m)

Double glazing window, gas radiator, carpet and TV point.

Kitchen

11' 1" x 8' 9" (3.38m x 2.67m)

Stainless steel sink and drainer, cupboards wall and base level, worktops, wall based gas boiler, space for electric cooker, space for fridge freezer, double glazing window and built in larder housing gas meter.

Bedroom One

12' 7" x 9' 9" (3.84m x 2.97m)

Double glazed windows, mirror wardrobes, TV point and carpet.

Bedroom Two

6' 8" x 12' 8" (2.03m x 3.86m)

Double glazed windows, wood flooring effect and gas radiator.

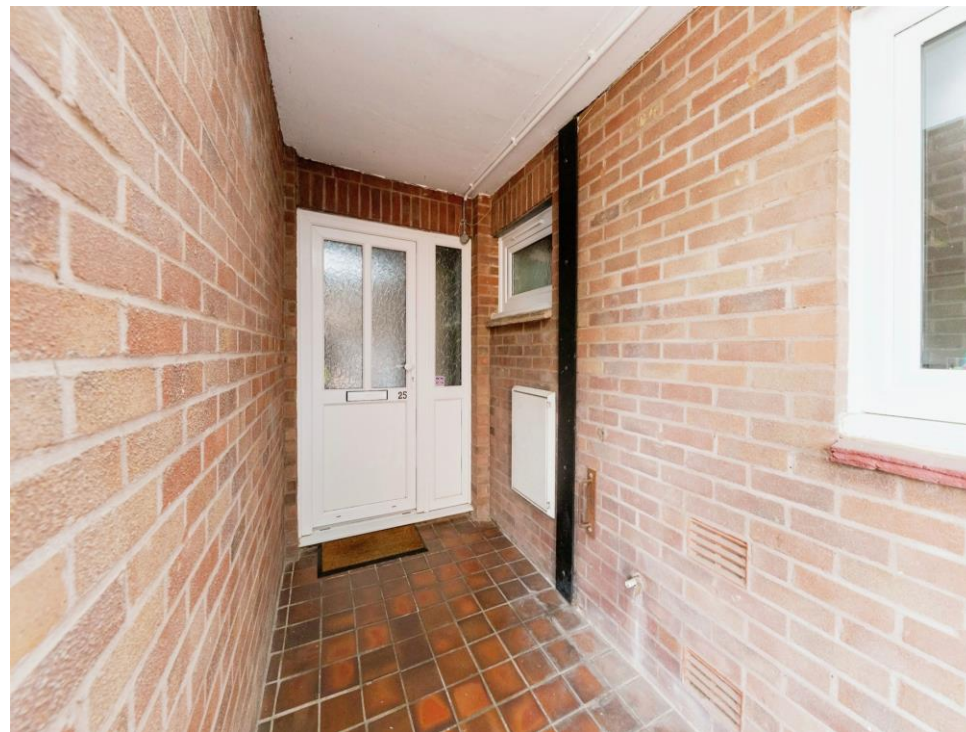
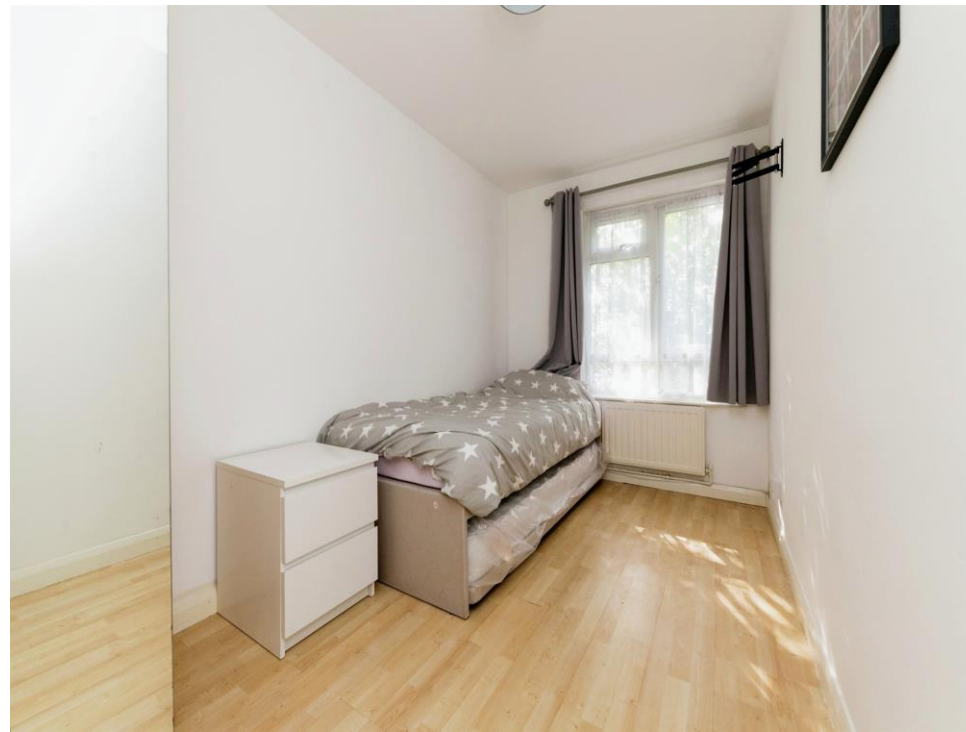
Bathroom

Wood effect flooring, part tiled walls, low level WC, vanity wash hand unit, paneled bath, electric shower, heated towel rail and double glazed window.

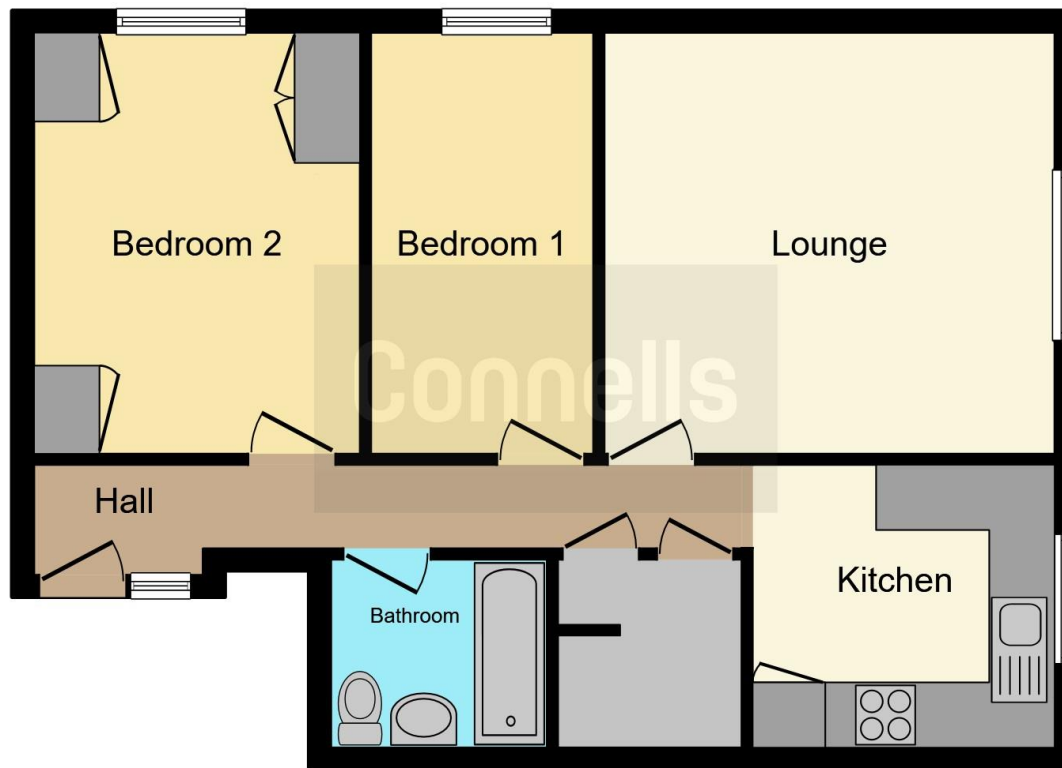
Leasehold Information

The lease on this property has a term of 84 years left. The ground rent is £10 per year and the service charge is £550 per year.









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: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY306854

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Dec 1983. 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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