



Connells

Maizefield House Moors Walk
Welwyn Garden City



Property Description

Connells are proud to present this spacious two bedroom apartment which has a modern open-plan kitchen/lounge, en-suite to the master bedroom, long lease, allocated parking space and lift access. This property is offered CHAIN FREE.

Entrance Hall

Front door, wood effect flooring.

Lounge/Kitchen

12' 7" x 12' 7" (3.84m x 3.84m)
Modern open plan living:

Kitchen; Cupboards at wall and base level with workspace and Stainless steel sink with drainer. Space for washing machine and fridge freezer, gas hob with single oven.

Lounge; Two double glazed windows, TV/Phone points, recently decorated with 3D wood effect for TV space.

Bedroom 1

11' 9" x 9' 7" (3.58m x 2.92m)
Double glazed window, wood effect flooring with a door leading to the en-suite.

En Suite

8' 9" x 5' 5" (2.67m x 1.65m)
Vanity wash hand unit, low level WC , Shower cubicle with glass door, tiled flooring and part tiled walls.

Bedroom 2

12' 11" x 9' 7" (3.94m x 2.92m)
Double glazed window, wood effect flooring.

Bathroom

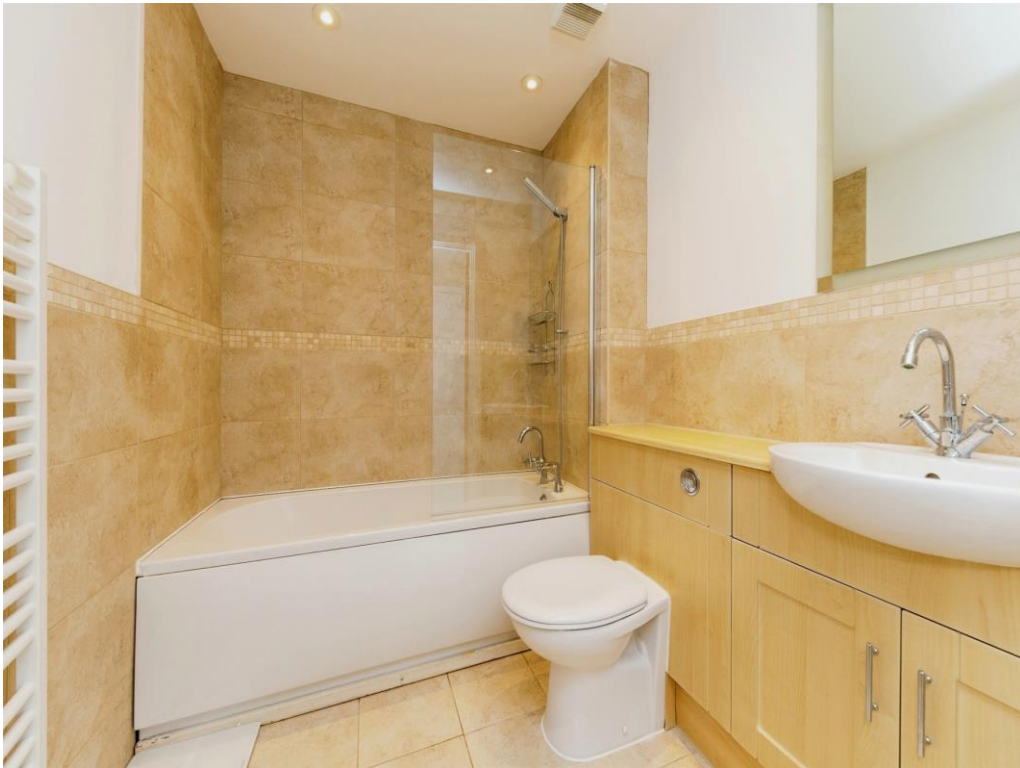
7' x 6' 4" (2.13m x 1.93m)
Vanity wash hand unit, low level WC, bathtub with shower unit over and a heated towel rail.

Parking

Allocated parking to the property.

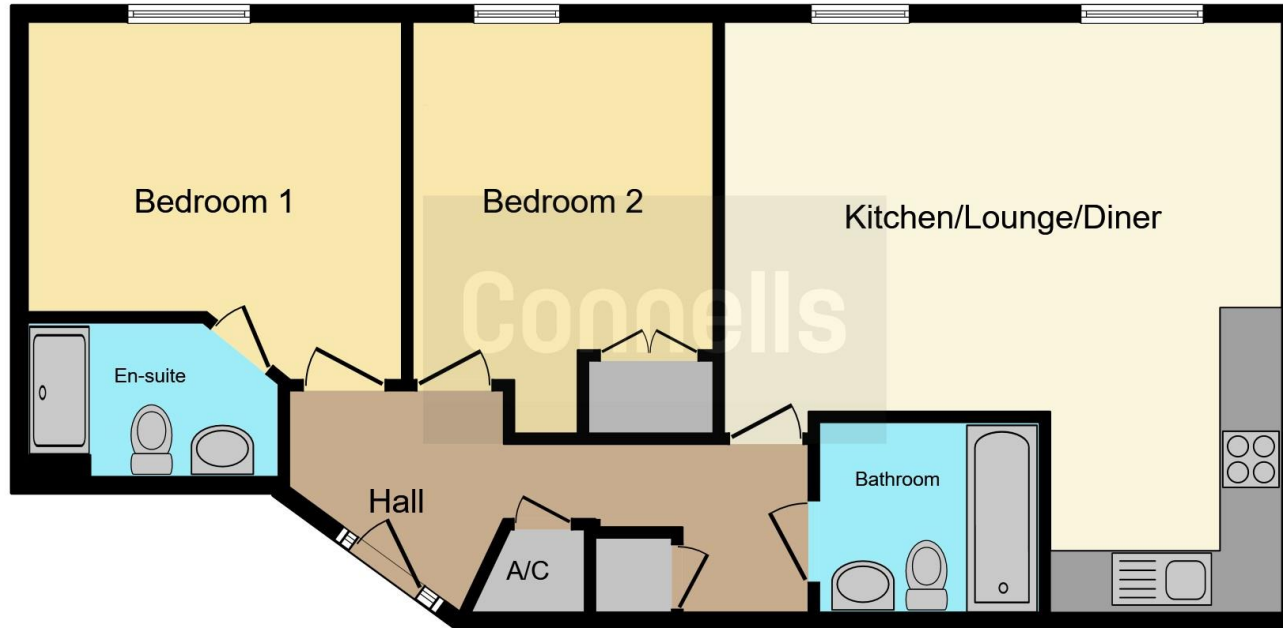
Leasehold Information

This Property has a lease that runs for another 109 years. The Service charge for this property is £750 per annum









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

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY306857

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Sep 2008. 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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Property Ref: WWY306857 - 0012