



Connells

Stonehills
Welwyn Garden City

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Welwyn Garden City AL8 6PD

for sale offers in excess of
£150,000



Property Description

A 'CHAIN FREE' studio apartment, situated in the heart of the town and within easy walking distance of the train station. Ideal buy to let investment with anticipated rent of approximately £850 - £950 P.C.M or ideal first-time purchase to get a foot on the property ladder.

Entrance Porch

Door to front, Wall based consumer unit, security entrance handset, door into bathroom, door into living area.

Living Area

19' 4" x 9' 3" extending to 12' 6" into kitchen area (5.89m x 2.82m extending to 3.81m into kitchen area)

Restricted head height in places. Electric storage heater, cupboard hung hot water cylinder and plug for washing machine.

Kitchen Area

Sink with mixer taps, cupboards at wall and base level, electric hob with extractor hood over the electric oven. Integrated under counter Fridge freezer.

Bathroom

panelled corner bath with shower attachment and circular shower rail. Low level w/c, Wash hand basin, Shower point, Heated towel rail, Tiled flooring, part tiled walls.

Agents Note

We are informed by the Vendor that this property comes with an annual ground rent of £200.00 and an annual service charge of £1136.20.









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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38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1136.20

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY306995

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Aug 2003. 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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