



Not for marketing purposes INTERNAL USE ONLY

Broadwater Road  
Welwyn Garden City



# Broadwater Road Welwyn Garden City AL7 3BZ

for sale offers in excess of  
**£290,000**



## Property Description

A first floor two double bedroom apartment within a fantastic location in close proximity to the train station. The property boasts a long lease and comes with an allocated underground parking space. The apartment comprises of an open plan lounge/kitchen, two bedrooms, master with en-suite, and a family bathroom. The property is offered chain free.

Welwyn Garden City is located in Hertfordshire and was the second Garden City in England. The town offers a wide range of amenities and shops including John Lewis Department store, The Howard shopping centre and Waitrose. The Mainline Rail Station has direct routes to London Kings Cross (In less than 30 minutes) and the Town also has great access to the A1(M).

## Entrance Hall

Entry Phone, wood effect flooring, cupboard housing water cylinder.

## Lounge/Kitchen

19' 5" x 12' 5" ( 5.92m x 3.78m )

Juliet Balcony, Wood effect flooring, Double glazed windows to side and front, radiator.

## Kitchen

Dishwasher, electric oven and hob, integrated fridge/freezer. Washing Machine, wooden

worktops, extractor fan, part tiled, cupboards and low and high level.

## Bedroom 1

12' 10" x 11' 2" ( 3.91m x 3.40m )

Carpeted, double glazed to front aspect.

## En Suite

Fully tiled, low level WC, Wash hand basin, tiled flooring, shower cubicle, mixer taps.

## Bedroom 2

10' 8" x 9' 2" ( 3.25m x 2.79m )

Carpet, double glazed window to the front aspect, radiator.

## Bathroom

Tiled flooring, fully tiled walls, panel enclosed bathtub, wash hand basin, Low level WC, radiator.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01707 322 903**  
**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

**EPC Rating: B**

Tenure: Leasehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WWY307031 - 0003