



Connells

Howardsgate  
WELWYN GARDEN CITY

# Howardsgate WELWYN GARDEN CITY AL8 6BQ

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



## Property Description

We are proud to offer for sale this beautifully presented two-bedroom top floor converted apartment in this Neo Georgian block, located in the sought after west side town centre location incorporating great views. Within a few minutes' walk of the train station, offering direct access into Kings Cross within 25 minutes, the town centre features John Lewis and an array of cafes and bars nearby. It is also situated close to public parking and chain free which makes this an enviable proposition. VIEWING IS HIGHLY RECOMMENDED!

## Entrance Hall

Front door and Intercom

## Lounge/Kitchen

14' 8" max x 27' 9" max (4.47m max x 8.46m max)

Three double glazed windows, two to the front and one to the rear. TV point, Dorma Window, Electric radiator, two fan systems in ceiling.

Kitchen area - Cupboards at high and low level, Storage unit for the boiler, Integrated microwave, oven, electric hob, washing machine, dishwasher, fridge freezer, stainless sink.

## Bedroom 1

12' 3" max x 14' 7" (3.73m max x 4.45m)

Double glazed window to the front. Eaves storage, air vent, electric radiators, Dorma window, TV point

## Bedroom 2

10' 9" x 8' 7" max (3.28m x 2.62m max)

Built in wardrobes, double glazed window to the rear, electric radiators, Dorma window.

## Bathroom

Heated towel rail, Low level w/c, Wash hand basin, bathtub with shower, storage, shaving point, Dorma window.













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](http://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: D Council Tax  
 Band: C

Service Charge:  
 2007.56

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY306962](http://connells.co.uk/Property/WWY306962)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2021. 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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