



**Connells**

Parkway Gardens  
Welwyn Garden City



# Parkway Gardens Welwyn Garden City AL8 6JW

for sale offers over  
**£255,000**



## Property Description

A rarely available CHAIN FREE one bedroom ground floor apartment situated in a sought-after location within walking distance of the train station and town centre. Property benefits from entrance hall with security handset, a re-fitted kitchen, bathroom and allocated parking space. A MUST SEE!!!

## Entrance Hall

Door to front, radiator, security entrance handset, built in storage cupboard.

## Lounge/Diner

15' 9" plus bay x 12' 8" (4.80m plus bay x 3.86m)

Double glazed window to the front, radiator, TV point.

## Kitchen

10' 11" plus door recess x 6' 1" (3.33m plus door recess x 1.85m)

Double glazed window to the rear, stainless steel sink and drainer, cupboards at wall and base level, washing machine, fridge freezer, electric cooker with extractor over, wall base COMBI boiler. Built in storage cupboard.

## Bedroom 1

11' 5" x 9' 8" (3.48m x 2.95m)

Double glazed window to the rear, radiator.

## Bathroom

Panelled bath with shower unit, Low Level W/C, Was hand basin, heated towel rail, tiled floors and walls, shaver point.

## Parking

One allocated parking space.

## Leasehold Information

This property comes with a lease length of 966 years. We are told the ground rent is a peppercorn and the service charge is currently £950 a 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](http://www.focalagent.com)

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: C Council Tax  
 Band: C

Service Charge: 950.00 Ground Rent:  
 1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307095](http://connells.co.uk/Property/WWY307095)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1992. 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: WWY307095 - 0012