



Connells

Haldens
WELWYN GARDEN CITY



Property Description

A two double bedroom ground floor maisonette situated in this popular location, which benefits from a fantastic west facing private garden. Further benefits include entrance hall, re-fitted bathroom, full double glazing throughout that was replaced in March 2025, gas central heating with combi boiler and spacious lounge/diner.

Entrance Hall

Double glazed front door, parquet flooring, radiator, built in storage cupboard.

Lounge/Diner

23' 6" x 11' 1" plus recess (7.16m x 3.38m plus recess)

Double glazed window to the front, double glazed window and door to the rear, parquet flooring, radiator, TV point, built in storage cupboard.

Kitchen

10' 4" x 8' (3.15m x 2.44m)

Double glazed window to the rear, stainless steel sink and drainer, electric hob and oven, plumbing for washing machine, space for undercounter fridge and separate freezer, built in cupboard housing gas meter, plumbing for dishwasher, built in larder housing Worcester gas boiler, Cupboards at wall and base level.

Bedroom 1

10' plus door recess x 9' 10" (3.05m plus

door recess x 3.00m)

Double glazed window to the rear, parquet flooring.

Bedroom 2

12' 4" x 9' 10" (3.76m x 3.00m)

Double glazed window to the front, parquet flooring, built in under stairs cupboard.

Bathroom

Panelled bath with shower above, wash hand basin, low level w/c, heated towel rail, Frosted double glazed window, extractor fan, tiled flooring.

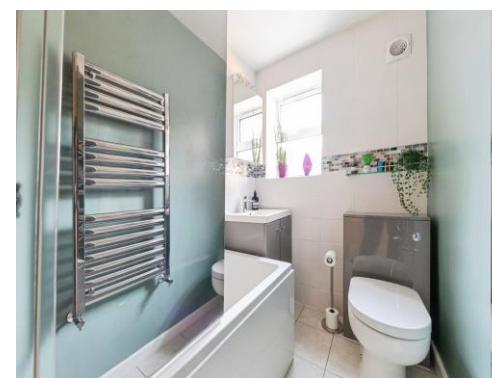
Rear Garden

Handslab patio, steps up to lawn area, with shrub beds. There is also a benefit of a brick built shed.

Leasehold Information

The Vendor informs us that the property has a lease length of 125 years which started on the 6th of June 1983 and runs until the 6th of June 2108. 82 years remain.

The Ground rent is currently £10 per annum and the Service charge is £492.60 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

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 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
 Band: C

Service Charge: 492.60 Ground Rent:
 10.00

Tenure: Leasehold

[view this property online](http://www.connells.co.uk/Property/WWY307134) [connells.co.uk/Property/WWY307134](http://www.connells.co.uk/Property/WWY307134)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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Property Ref: WWY307134 - 0018