







## Property Description

Connells are proud to welcome to the market. this MODERN GROUND FLOOR TWO BEDROOM APARTMENT. Situated on a popular sought after modern development and close to A1(M) servicing London and the North. The property benefits from all modern luxuries including fitted kitchen, separate lounge, two large bedrooms and a bathroom plus en-suite facilities to the master!!!

With rare parking facilities for two cars, we highly recommend you see this property at your earliest convenience.

## Entrance Hall

Intercom, radiator, storage cupboard, double glazed window to rear.

## Lounge

16' 1" max x 13' 8" max (4.90m max x 4.17m max)

Two double glazed windows to the side, two radiators, television and telephone points, patio doors double glazed onto patio area.

## Kitchen

6' 4" x 12' 2" (1.93m x 3.71m)

Cupboards at wall and base level, double glazed window to the side, electric oven and gas hob with extractor over, integrated dishwasher and washing machine, stainless steel sink and drainer, sliding doors.

## Bedroom 1

9' 4" x 11' 4" (2.84m x 3.45m)

Double glazed window to the front, television point, en-suite

## En Suite

Pedestal basin, low level w/c, double shower, radiator, ventilation system.

## Bedroom 2

8' 7" x 12' 4" (2.62m x 3.76m)

Double glazed window to the front, radiator.

## Bathroom

Frosted double glazed window to the rear, low level w/c, heated towel rail, pedestal basin, panelled bath with shower over.













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: B    Council Tax  
 Band: D

Service Charge:  
 1500.00

Ground Rent:  
 500.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307164](http://connells.co.uk/Property/WWY307164)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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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