



Connells

Guessens Court
Welwyn Garden City



Property Description

A rarely available and well-presented one bedroom GROUND FLOOR retirement property situated in this sought after central location, and within walking distance of the amenities of the town centre and train station.

Available to the over 60's this super property has a modern open plan living room/kitchen, modern bathroom, double bedroom with larger than average built in wardrobes and a private resident only car park.

The development benefits from dedicated utility room with washing machines, communal meeting rooms, and this property needs to be viewed to fully appreciate.

Entrance Hall

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

Open Plan Lounge/Kitchen

23' 2" x 9' 6" (7.06m x 2.90m)

Lounge area - Double glazed window, electric heater

Kitchen area - Cupboards at wall and base level, integrated fridge freezer, integrated dishwasher, electric cooker points, stainless steel sink and drainer with 1.5 bowls.

Bedroom 1

13' 6" into door recess x 9' 3" (4.11m into door recess x 2.82m)

Double glazed window, built in wardrobes.

Bathroom

P shaped panelled bath with bi folding shower screen, shower attachment, wash hand basin, low level w/c, part tiled walls, tiled flooring, extractor fan, heated towel rail.

Parking

Private Residents parking.

Leasehold Information

The property has a remaining lease length of 189 years as from 1 July 1988.

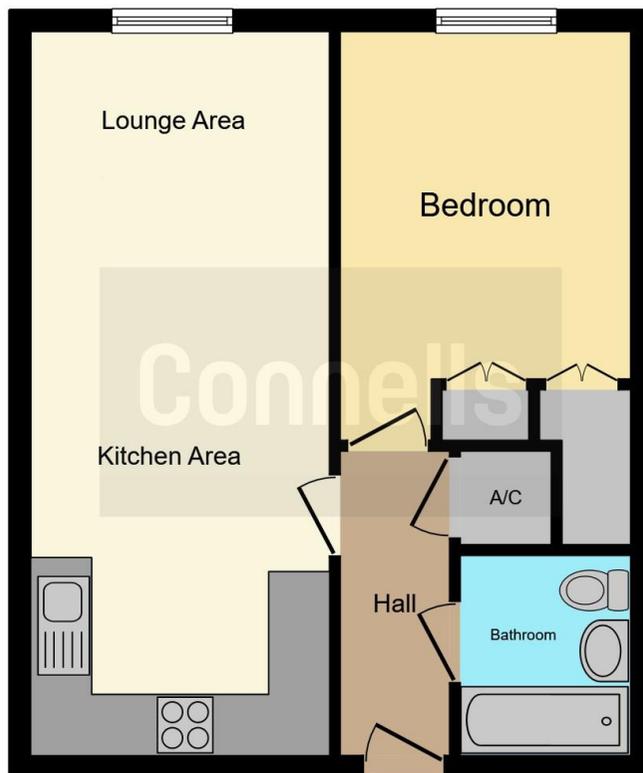
The Service charge is currently £2400 per annum.







A					B								
	8.30	10.00	11.30	1.00	2.30	4.00		8.30	10.00	11.30	1.00	2.30	4.00
Mon	6.8	4.7	4.1	6.3	5.2		Mon	6.8	5.7	4.5	5.5	5.1	
Tue	6.7	4.3		4.1	4.5		Tue	6.7	4.2		4.4	6.2	
Wed			4.2	5.2	6.4		Wed	5.4	5.8	4.7		4.9	
Thurs	4.8	6.9	5.8	5.3	4.9	6.8	Thurs	6.9	4.5	6.9	5.3	5.5	5.1
Fri		6.7	6.2	5.4	4.4		Fri	6.7	4.5	6.3	4.9		



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

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
 Band: C

Service Charge:
 2400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307229

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jul 1988. 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.



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