



**Connells**

Upperfield Road  
Welwyn Garden City



## Property Description

A CHAIN FREE one bedroom ground floor flat situated in the popular Upperfield Road situated close to amenities including shops, schools and bus routes. 1.5 miles to the train station and shopping centre.

The property benefits from Entrance hall, security entrance system. lounge with wood effect flooring, kitchen, bathroom and communal parking and gardens.

## Entrance Hall

Door to front, radiator, security entrance handset, two built in cupboards.

## Lounge

15' 7" x 10' 2" ( 4.75m x 3.10m )

Double glazed window and french doors onto garden, radiator, wood effect flooring.

## Kitchen

9' x 6' 1" ( 2.74m x 1.85m )

Double glazed window, stainless steel sink and drainer, cupboards at wall and base level, space for washing machine, fridge freezer and electric cooker, wall based gas boiler (combi), radiator, tiled flooring.

## Bedroom 1

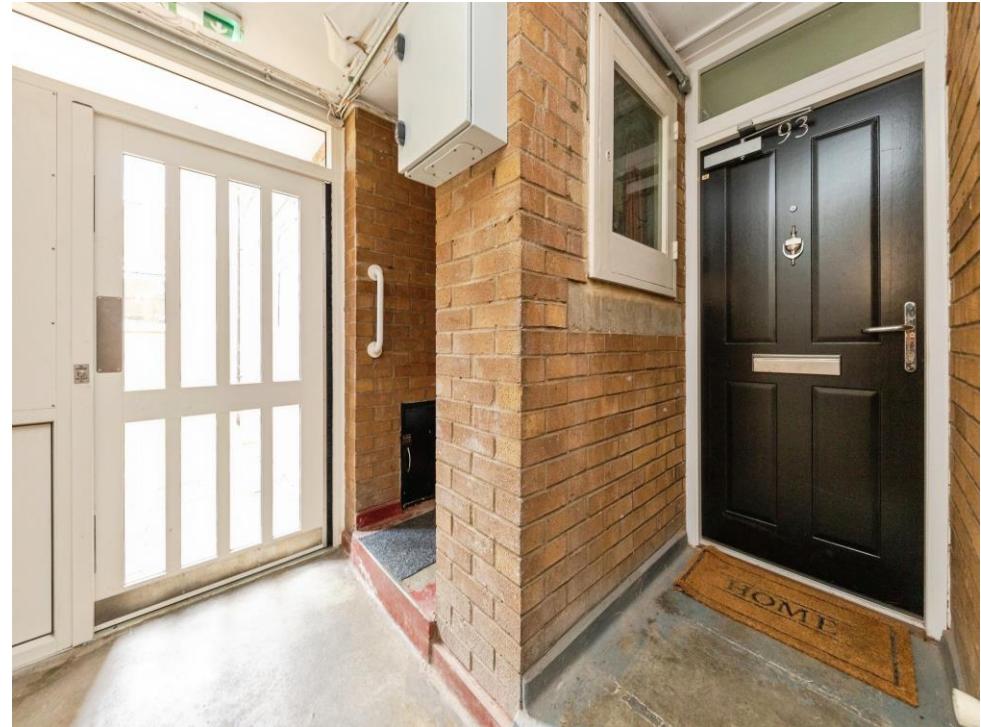
15' 11" max x 9' 5" ( 4.85m max x 2.87m )

Double glazed window, built in cupboard. Radiator.

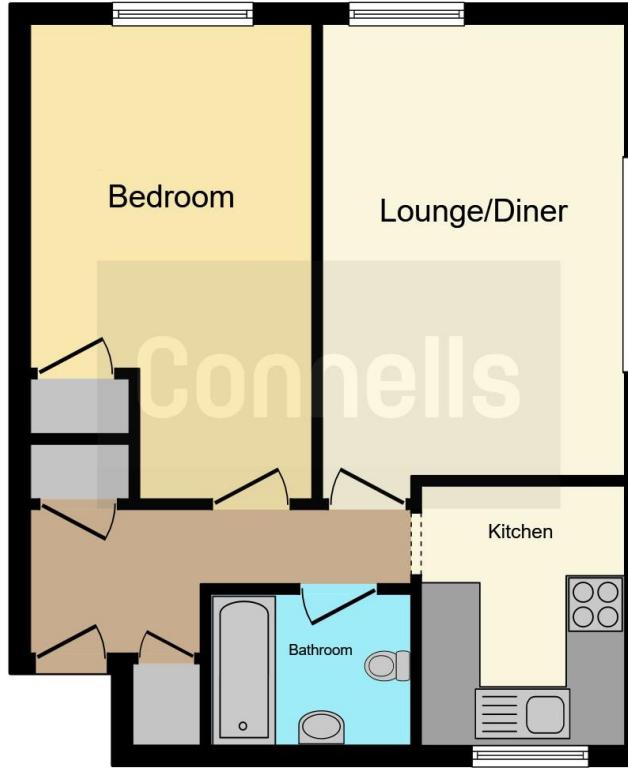
## Bathroom

Frosted double glazed window, bath with mixer taps and shower attachment, low level w/c, wash hand basin, heated towel rail, shaver point.









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: C    Council Tax  
 Band: B

Service Charge: 582.12    Ground Rent:  
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Feb 2002. 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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