



Connells

St Marys Court  
Welwyn





### Property Description

A one bedroom first floor apartment available for the over 55's situated in this sought after location of St Mary's Court in the heart of Welwyn Village and close to local amenities with independent shops, doctors' surgery, restaurants, Tesco express and various sport facilities, easy access to the A1(m) and a bus stop directly to the front of the development.

This super apartment is well presented and maintained and is offered with modern kitchen and bathroom, good size living room, is offered in good decorative order and residents of the development having access to stunning communal gardens. There is also an allocated parking space so in our opinion a must see!

### Entrance Hall

Double glazed front door, stairs leading to first floor with additional built in cupboard housing space for tumble dryer and door into landing.

### Lounge

14' 5" max x 14' 2" max (4.39m max x 4.32m max)

Double glazed window to side and rear, radiator, television point, door to kitchen.

### Kitchen

9' 3" x 5' 9" (2.82m x 1.75m)

Stainless steel sink and drainer, cupboards at wall and base level, plumbing for washing machine and dishwasher, electric cooker point, wall-based combi boiler, tiled flooring, radiator.

### Landing

Access to part boarded loft and access via ladder, radiator, cupboard housing space for fridge freezer, built in storage cupboard.

### Bedroom 1

17' 4" max x 9' 9" max (5.28m max x 2.97m max)

Two double glazed windows, radiator.

### Bathroom

P shaped bath with glass shower screen and shower unit over, low level w/c, vanity wash hand unit, frosted double glazed window, heated towel rail, tiled floors and walls, shaver point, extractor fan.

### Parking

One allocated parking space

### Agents Note

87 years left on the lease.

£253.73 per calendar month, service charge includes the ground rent.

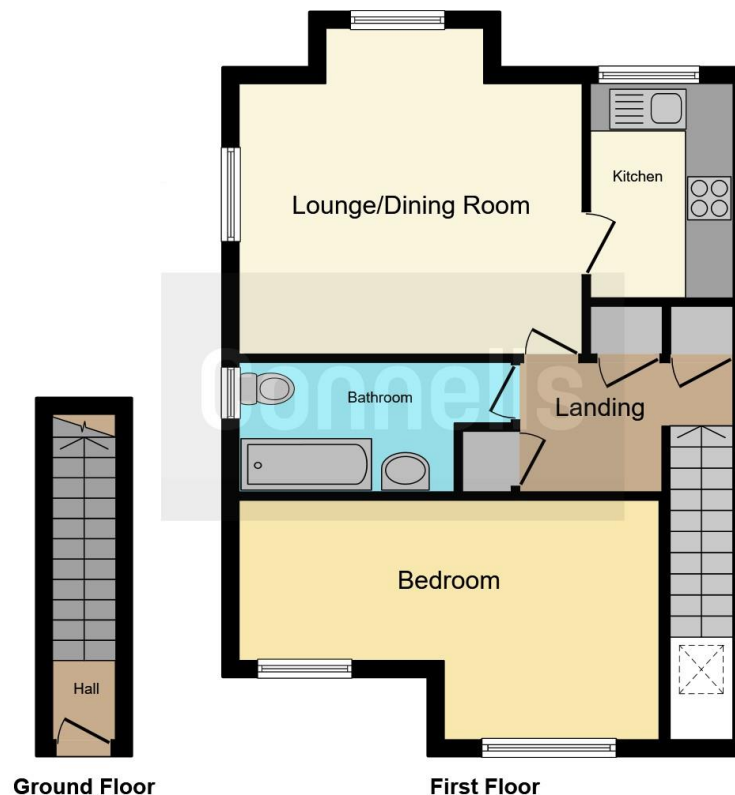












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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:  
 3044.76

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307344](http://connells.co.uk/Property/WWY307344)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1987. 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: WWY307344 - 0003