



**Connells**

Appletree Way  
Welwyn Garden City





## Property Description

\*\*\* GUIDE PRICE £210,000 - £220,000\*\*\*

CHAIN FREE - A well-presented two bedroom ground floor apartment located close to Moors Walk parade of shops, offering excellent access to a range of everyday amenities including a doctor's surgery, Tesco Express, pharmacy, post office, hair salon, beauticians and food outlets.

This modern CHAIN FREE ground floor apartment comprises an entrance hall leading into a generous open plan living/dining area with a fully fitted kitchen benefiting from integrated appliances. There are two bedrooms and a family bathroom. Additional features include gas central heating, double glazing and one allocated parking space.

The property is ideally placed within easy reach of local shops and services, making it a perfect first-time purchase, downsize or investment opportunity.

## Entrance Hall

Radiator, cupboard

## Lounge/Kitchen

17' 1" x 16' 3" ( 5.21m x 4.95m )

Two double glazed windows to the rear, integrated washing machine, fridge freezer and gas hob. Cupboards at wall and base level.

## Bedroom 1

15' 1" x 10' 10" ( 4.60m x 3.30m )

Double glazed window to the side, radiator

## Bedroom 2

15' 7" x 8' 4" ( 4.75m x 2.54m )

Double glazed window to the rear, radiator.

## Bathroom

3 Piece suite comprising of, panelled bath with shower over, low level w/c, wash hand basin with mixer tap, heated towel rail, part tiled walls.

## Parking

One Allocated parking space

## Leasehold Information

This property comes with a lease term of 99 years from December 2015.

The Service charges are £1630.69 per annum and the ground rent is £260 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](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: C

Service Charge:  
 1630.69

Ground Rent:  
 260.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307362](http://connells.co.uk/Property/WWY307362)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2015. 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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