



**Connells**

Nursery Gardens  
Welwyn Garden City



# Nursery Gardens Welwyn Garden City AL7 1SF

for sale guide price  
**£270,000**



## Property Description

A well presented two bedroom ground floor flat offered with a SHARE OF FREEHOLD and garage. Situated in a popular area, the property benefits from two good sized bedrooms, an open plan living room and kitchen, ample storage and a modern bathroom.

This spacious ground floor flat is offered in good condition and provides well proportioned accommodation throughout. The property comprises a welcoming entrance hall with generous storage, a bright open plan living room and kitchen, two good sized bedrooms and a family bathroom.

Further benefits include a garage en bloc, generous communal gardens to the rear and additional internal storage. Externally, the development is set within a popular residential area with local shops, schools and transport links close by.

An ideal first time buy, downsize option or investment purchase.

## Kitchen

12' 2" x 6' 11" ( 3.71m x 2.11m )

Cupboards at wall and base level. Space for washing machine, stainless steel sink with 1.5 bowls. Integrated oven, electric hob and integrated fridge freezer radiator, double glazing to the side. Radiator.

## Bedroom 1

12' 6" x 9' ( 3.81m x 2.74m )

Double glazing to the rear. Radiator.

## Bedroom 2

12' 6" x 6' 7" ( 3.81m x 2.01m )

Double glazing to the rear. Radiator.

## Entrance Porch

Two storage cupboards, radiator.

## Lounge

12' 3" x 14' 1" ( 3.73m x 4.29m )

Double glazed window looking onto communal gardens, radiator.

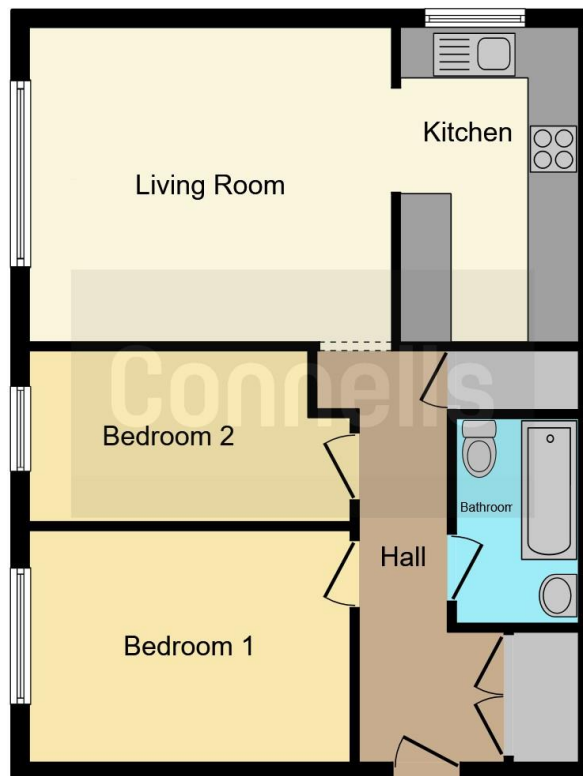












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Service Charge: 648.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY306935](http://connells.co.uk/Property/WWY306935)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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