



Connells

The Cloisters
Welwyn Garden City



Property Description

Connells are pleased to offer to the market this first floor studio apartment set in a sought after location within close proximity to the Town centre and Main line Train station (to Kings Cross in less than 30 minutes) The property is offered to the market CHAIN FREE and benefits from allocated parking and communal gardens. We highly recommend an early viewing.

Entrance Hall

Door to the front and storage cupboard.

Lounge/bedroom

15' 5" x 12' (4.70m x 3.66m)

Dual aspect double glazed windows. TV point and electric wall heater.

Kitchen

10' 1" x 5' 2" (3.07m x 1.57m)

Fitted kitchen with a range of wall and base units. Double glazed window to the side. Sink/drain, work surfaces and electric wall heater.

Bathroom

Bath with mixer taps, wash hand basin, extractor fan, WC and wall heater.

Outside

Communal gardens and allocated parking.





To view this property please contact Connells on

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WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Tenure: Leasehold

[view this property online connells.co.uk/Property/ref-WWY305560](https://www.connells.co.uk/Property/ref-WWY305560)

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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