



Connells

Athelstan Walk North
Welwyn Garden City



Property Description

A well-proportioned one-bedroom, first floor apartment situated in this convenient location situated within a mile of Welwyn Garden City train station, offering excellent potential for first-time buyers or investors with an anticipated rent of £1000 p.c.m.

The property is accessed via a welcoming entrance hall with useful storage cupboards and doors leading to all principal rooms. The bright and spacious lounge benefits from a large window, creating a light and airy living space with ample room for both seating and dining furniture.

The separate fitted kitchen is well-equipped with a range of wall and base units, generous worktop space, integrated oven and 4 ring gas hob, and room for additional appliances.

The double bedroom is a comfortable size and enjoys pleasant natural light, while the bathroom comprises a three-piece suite including a bath with shower attachment, wash hand basin and WC.

Further benefits include double glazing, ample storage, and a practical layout throughout.

Ideally suited to a range of purchasers, this property presents an excellent opportunity to acquire a well-located home with scope for personalisation and improvement.

Entrance Hall

Two large storage cupboards, doors to all rooms, double glazed UPVC front door.

Lounge

10' 7" x 13' 6" (3.23m x 4.11m)

Double glazed window, radiator, television point.

Kitchen

8' 9" x 9' 8" (2.67m x 2.95m)

Double glazed window to the front, cupboards at wall and base level, stainless steel sink and drainer, space for washing machine and fridge, integrated oven with 4 ring gas hob, radiator.

Bedroom

13' 6" x 8' 5" (4.11m x 2.57m)

Double glazed window, radiator.

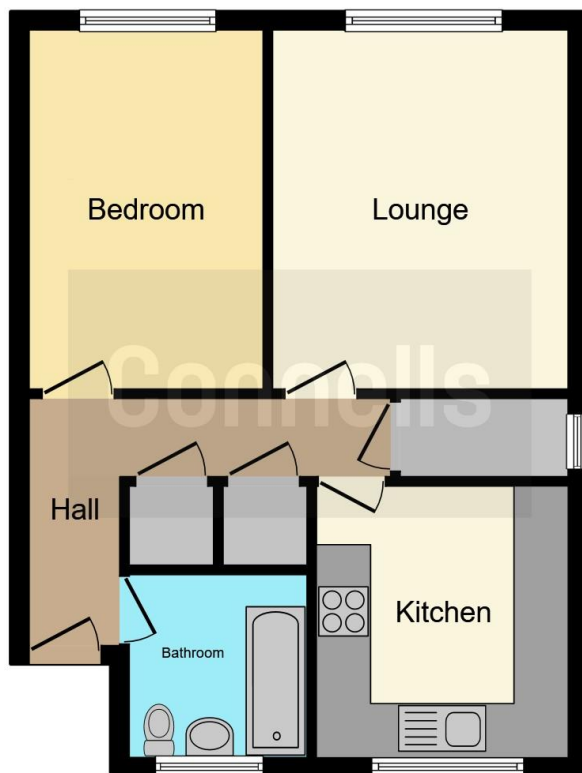
Bathroom

Three-Piece Suite comprising of low level w/c, panel enclosed bath, power shower, pedestal washhand basin, frosted double glazed window to the front.

Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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

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: 450.00 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 24 Apr 1989. Should you require 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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