





Property Description

A well-presented two bedroom top floor apartment set within the ever popular Hatfield Garden Village, a location well known for its strong community feel and family-friendly environment.

The property offers two generous double bedrooms and a bright, spacious lounge, creating a comfortable space to relax or spend time together. Maintained in good condition throughout, the flat is ready for someone to move straight in and make it their own.

Additional benefits include gas central heating, allocated parking and a long lease with approximately 129 years remaining, providing peace of mind for years to come.

Positioned in a sought after area with a welcoming neighbourhood atmosphere, this home is ideal for families, first time buyers or anyone looking for a calm and connected place to live.

Entrance Hall

Radiator, storage cupboard.

Lounge

12' 9" x 13' 8" (3.89m x 4.17m)

Double glazed window to the rear, Radiator.

Kitchen

6' 9" x 7' 3" (2.06m x 2.21m)

Double glazed window to the rear, space for fridge freezer, oven, 4 ring gas hob, granite sink with 1.5 bowls. Space for washing machine and dishwasher. Cupboards at wall and base level.

Bedroom 1

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

Double glazed window to the front, radiator, fitted wardrobe.

Bedroom 2

9' 4" x 10' 4" (2.84m x 3.15m)

Double glazed window to the front, radiator.

Bathroom

Three piece suite comprising of, enclosed panel bath with shower over, wash hand basin, low level w/c

Parking

One allocated parking space

Leasehold Information

The current lease is 150 years from 25th June 2004

The annual ground rent is currently £125

The annual service charge is currently £1474.40

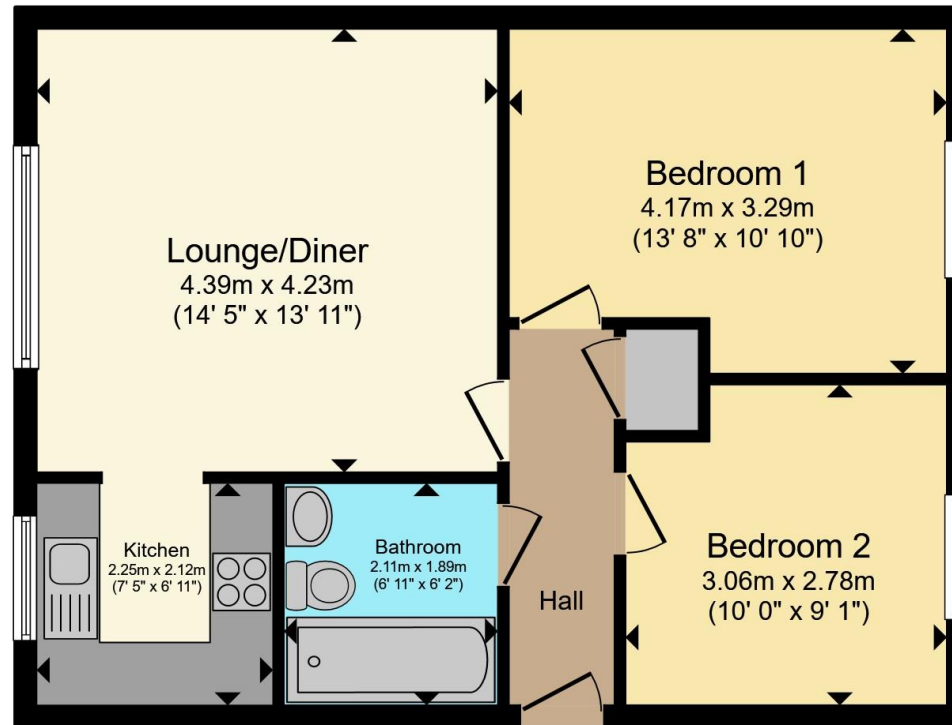
Buyers Note

*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.









Total floor area 55.9 m² (601 sq.ft.) approx

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.propertybox.io

Connells

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:
 1474.40

Ground Rent:
 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307449

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2004. 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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