



**Connells**

Berwick Place  
Welwyn Garden City



### Property Description

Situated within a modern and well-maintained development, this well-presented two bedroom ground floor apartment offers comfortable and contemporary living in a highly convenient town centre location.

The accommodation comprises two generous double bedrooms, with the principal bedroom benefitting from an en suite shower room, alongside a separate modern family bathroom. The living accommodation is bright and welcoming, with direct access to a private balcony, providing an ideal space to unwind.

Additional benefits include gas central heating, double glazing, allocated parking and a long lease, making this property an attractive choice for first-time buyers, downsizers and investors alike. Positioned within easy reach of local shops, amenities and transport links, this property truly combines convenience with modern living. Early viewing is highly recommended.







Total floor area 65.8 m<sup>2</sup> (708 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](http://www.propertybox.io)



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:  
1700.00

Ground Rent:  
175.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307507](http://connells.co.uk/Property/WWY307507)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WWY307507 - 0017