



Connells

Margery Wood
Welwyn Garden City



Property Description

Located within a peaceful cul-de-sac and conveniently positioned close to a range of local shops and everyday amenities, this spacious one-bedroom upper-floor apartment offers comfortable and practical living in a desirable residential setting.

The accommodation comprises a bright and generously sized lounge, providing an ideal space to relax and entertain. A separate fitted kitchen comes complete with white goods, offering everything needed for modern day living. The property further benefits from a well-proportioned double bedroom and a family bathroom.

Presented in good condition throughout, the apartment benefits from gas central heating and allocated parking, adding to its appeal and convenience. Offered on an unfurnished basis, the property provides prospective tenants with the opportunity to make the space their own.

Available immediately, this attractive apartment is perfectly suited to professionals or couples seeking a well-located home with excellent access to local amenities and transport links.

Kitchen

10' 9" x 10' 7" (3.28m x 3.23m)

Living Room

13' 4" x 10' 7" (4.06m x 3.23m)

Bedroom

11' x 10' 8" (3.35m x 3.25m)

Bathroom

Agents Note

We are advised that a Section 20 notice had been received by this property. Please make enquiries with the branch or speak with your conveyancer.

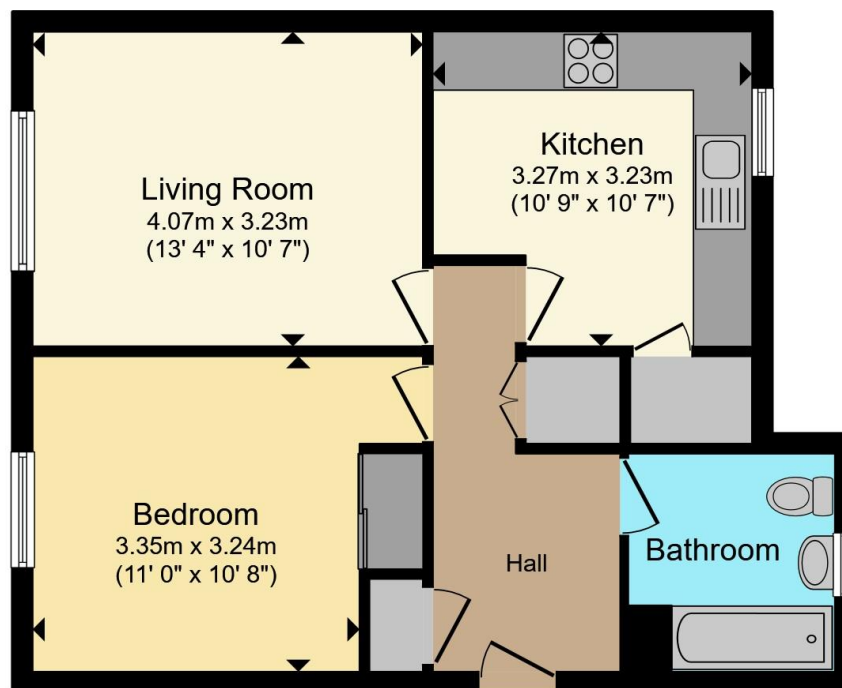
Buyers Note

*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 anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.









2nd Floor

Total floor area 50.3 m² (542 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: D Council Tax
Band: B

Service Charge: 504.00 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307798

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Feb 1989. 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.

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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