





Property Description

Situated on the third floor of the Parkhouse Court development, this generously sized two-bedroom, two-bathroom apartment offers modern living in a well-established residential community. Ideal for first-time buyers, professionals, downsizers, or investors, the property combines spacious accommodation with excellent convenience.

The apartment features a bright and spacious living/dining room with direct access to a private balcony, creating an ideal space for relaxing or entertaining. The modern fitted kitchen provides ample storage and worktop space, while both bedrooms are well-proportioned doubles. The principal bedroom benefits from an en-suite shower room, complemented by a separate family bathroom.

Residents enjoy the convenience of lift access to all floors, as well as the added benefit of an allocated parking space. The development is well positioned for local amenities and transport links, making it a highly desirable place to live.

For buy to let investors, the property is currently rented at £1600 p.c.m.

Kitchen

9' 6" x 7' 4" (2.90m x 2.24m)

Lounge

16' 2" x 11' 10" (4.93m x 3.61m)

Bedroom 1

9' 1" x 8' 10" (2.77m x 2.69m)

En-Suite

7' 3" x 5' 7" (2.21m x 1.70m)

Bedroom 2

12' 5" x 8' 8" (3.78m x 2.64m)

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

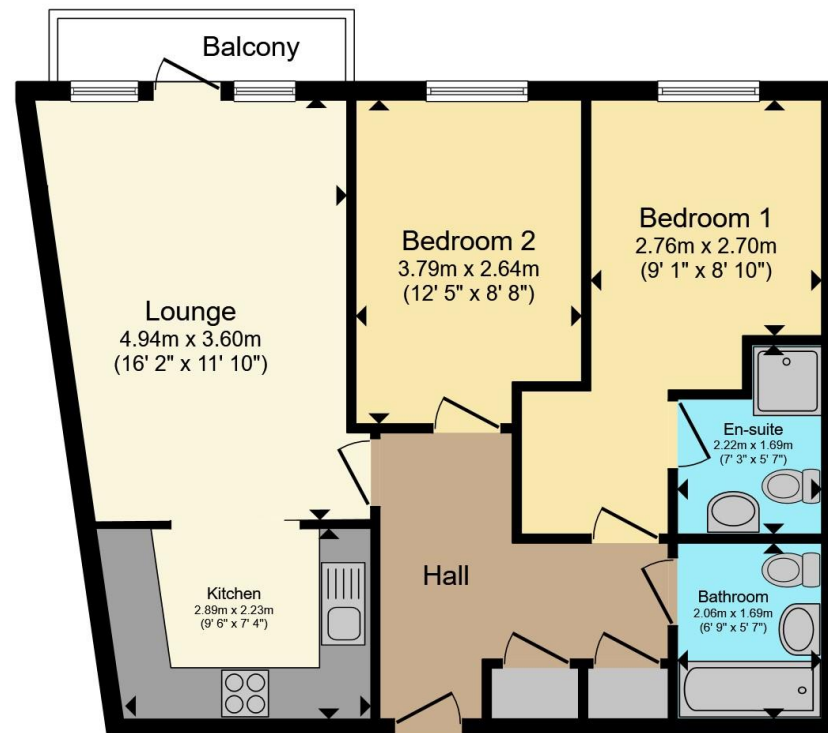
Buyers Note

*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 62.8 m² (676 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

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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: D

Service Charge:
3000.00

Ground Rent:
240.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307769

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Apr 2006. 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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