

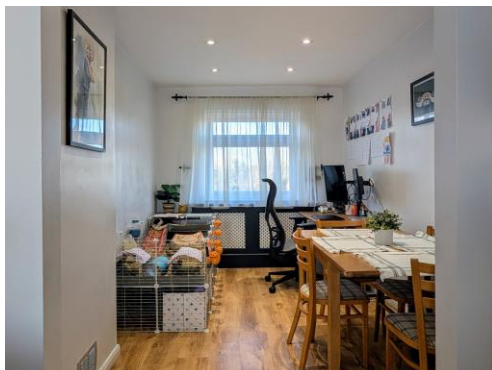


Connells

Kingscroft
Welwyn Garden City

Kingscroft Welwyn Garden City AL7 2DL

for sale guide price
£250,000



Property Description

Nestled in the desirable Kingscroft development, this top floor two bedroom apartment offers a lovely sense of space and light throughout. The layout has been thoughtfully designed to support comfortable everyday living, beginning with a wide entrance hall that provides generous built-in storage rarely found in flats of this size.

The home features two well-proportioned double bedrooms, a spacious lounge diner perfect for relaxing or entertaining, and a separate kitchen offering good workspace and storage. A real benefit is the split bathroom arrangement, with a separate WC and bathroom, providing added practicality for busy households.

Located within easy reach of Welwyn Garden City's vibrant town centre, local shops. This property is ideal for first-time buyers, commuters or investors seeking a well-maintained home in a convenient setting.

Double Glazed window to the front, radiator.

Kitchen

7' 5" x 8' 5" (2.26m x 2.57m)

Double glazed window to the front, cupboards at wall and base level, space for fridge freezer, oven, dishwasher, stainless steel sink with mixer taps, extractor fan.

Bedroom 1

9' 4" x 12' 4" (2.84m x 3.76m)

Double glazed window to the rear, wardrobe, radiator.

Bedroom 2

8' 7" x 12' 3" (2.62m x 3.73m)

Double glazed window to the rear, wardrobe.

Outside

There is a storage cupboard outside.

Leasehold Information

The Lease on this property is 125 years from the 14th October 1985

The Ground Rent is £10 per annum

The Service charge is 788.11 per annum

Cloakroom

Low Level w/c

Lounge

12' 3" x 12' 3" (3.73m x 3.73m)

Double glazed window to the rear, radiator.

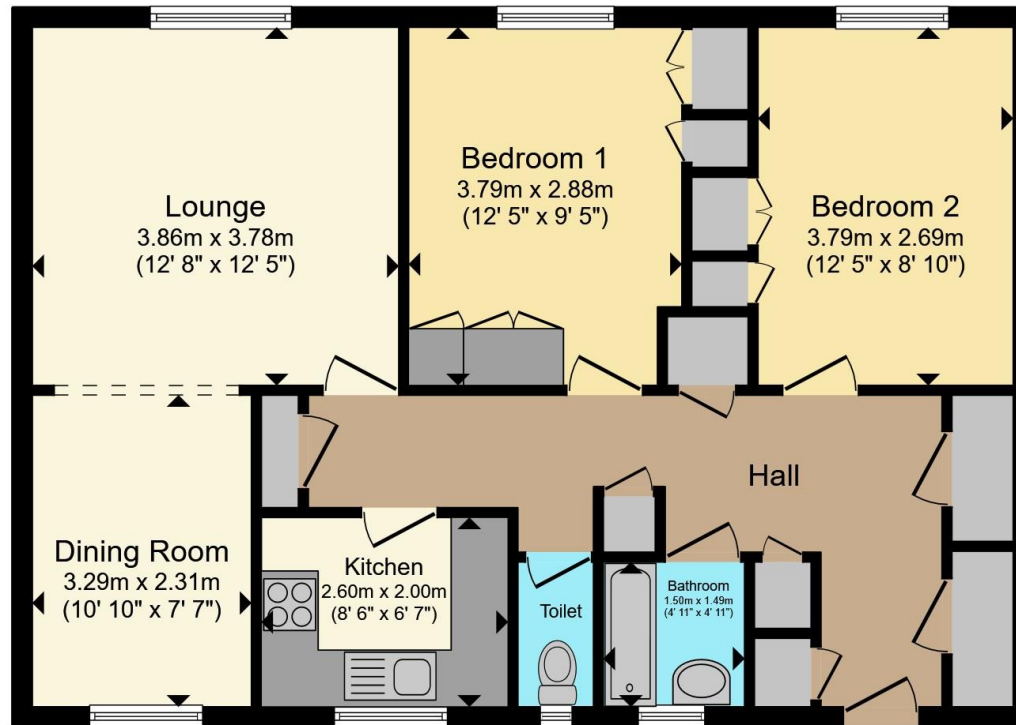
Dining Room

10' 7" x 7' 6" (3.23m x 2.29m)









Total floor area 74.0 m² (797 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:
Awaited

Council Tax
Band: C

Service Charge: 788.11 Ground Rent:
10.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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