



Connells

Griffin Place Broadwater Road
Welwyn Garden City



Property Description

An exceptional one-bedroom ground floor flat set within a beautiful Grade II listed building, offering character, charm, and an impressive 660 sq. ft. of living space - much larger than average. Presented in outstanding condition and still covered by its NHBC warranty. The spacious accommodation includes a bright and airy living area, a well-appointed kitchen, and a generous double bedroom. Ideally located just 0.5 miles from Welwyn Garden City station, the property also benefits from a long lease of 119 years. Perfect for first-time buyers, downsizers, or investors seeking a unique and ready-to-move-into home.



Entrance Hall

Door, laminate flooring, storage which houses water tank.

Lounge Area

12' 3" x 10' 1" (3.73m x 3.07m)

Lounge area has underfloor heating and is open plan with the kitchen.

Lounge/Kitchen

31' 1" x 10' 1" (9.47m x 3.07m)

Integrated dishwasher, washer dryer and fridge freezer. Integrated oven with microwave, induction hob and cooker hood. Cupboards at wall and base level.



Bedroom 1

8' 5" x 17' (2.57m x 5.18m)

Bathroom

Three piece suite, low level w/c, wash hand basin and bath with shower over.

Parking

One allocated parking space

Agents Note

We are informed by our client of the following information:

The Ground Rent for this property is £175 per annum

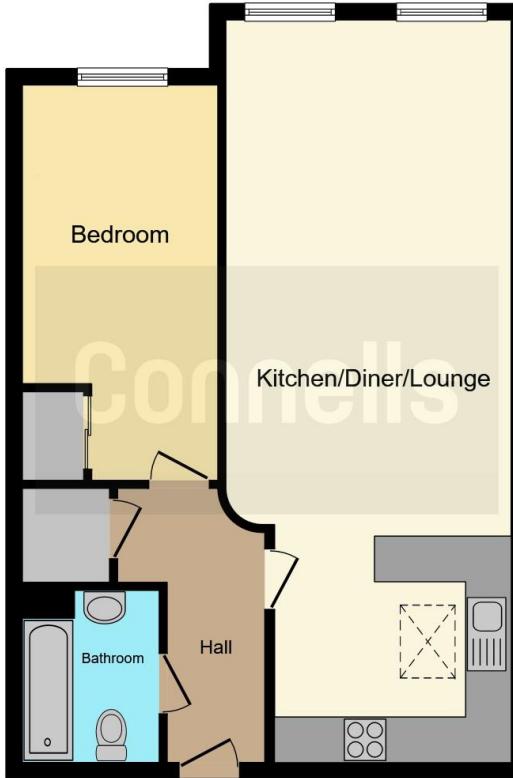
The Service Charge for this property is £1344.96 per annum.

The lease has 119 years remaining.









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.focalagent.com

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: C

Service Charge:
 1344.96

Ground Rent:
 175.00

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/WWY307337\]\(http://viewthispropertyonline.connells.co.uk/Property/WWY307337\)](http://viewthispropertyonline.connells.co.uk/Property/WWY307337)

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Sep 2019. 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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