



**Connells**

Athelstan Walk South  
Welwyn Garden City





### Property Description

This attractive two bedroom top floor apartment is ideally positioned for convenient access to the town centre and mainline train station, making it an excellent choice for commuters, first time buyers or investors.

The accommodation is well planned and includes a bright living space, a modern fitted kitchen and contemporary bathrooms. A standout feature is the large internal cupboard, currently used as a dressing room, providing excellent additional storage or flexible space. The apartment further benefits from a low service charge and a long lease, offering peace of mind for future owners.

Externally, ample parking is available, adding further convenience. Well maintained throughout and ready to move straight into, this home combines practicality, comfort and a highly desirable location.



**Kitchen**

10' 6" x 9' 1" ( 3.20m x 2.77m )

**Lounge**

12' 8" x 12' 5" ( 3.86m x 3.78m )

**Bathroom**

6' 6" x 5' 6" ( 1.98m x 1.68m )

**Bedroom 1**

16' 3" x 8' 6" ( 4.95m x 2.59m )

**Bedroom 2**

9' 1" x 6' 11" ( 2.77m x 2.11m )



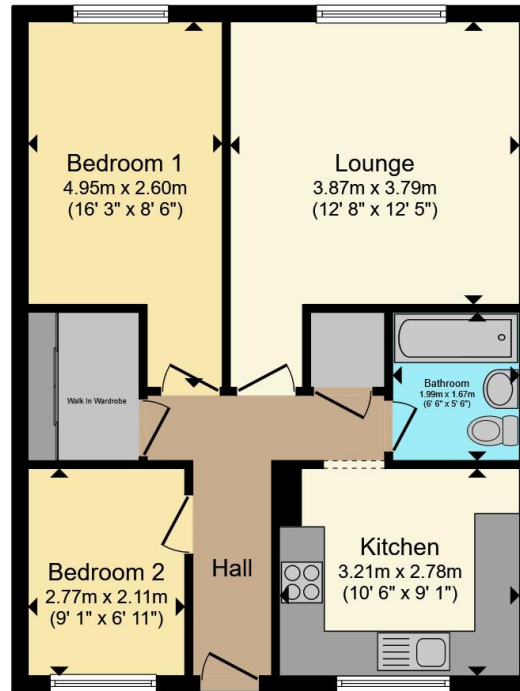












**Floor Plan**

Total floor area 57.6 m<sup>2</sup> (619 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)

**Connells**

To view this property please contact Connells on

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38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
 Band: C

Service Charge: 720.00 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307516](http://connells.co.uk/Property/WWY307516)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Mar 2021. 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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