



**Connells**

Groom Place  
Welwyn Garden City



### Property Description

This modern and spacious two bedroom apartment offers stylish split-level accommodation arranged over three floors, making it feel more like a house than an apartment.

Set within a gated development close to the town centre, the property benefits from its own private front door, open-plan living space and a balcony, creating a bright and contemporary home.

There are two bedrooms and two bathrooms, with the master bedroom enjoying a dressing room and luxury four-piece en-suite. The property also comes with an allocated parking space, long lease and low service charge.

Offered to the market chain free, this is a fantastic opportunity for first-time buyers, downsizers or investors looking for a modern home in a convenient location.



**Kitchen/Lounge/Diner**

24' 1" max x 14' 10" ( 7.34m max x 4.52m )

**Bedroom 1**

15' 8" x 12' 10" ( 4.78m x 3.91m )

**Dressing Room**

10' 2" x 7' 7" ( 3.10m x 2.31m )

**En-Suite**

12' 6" x 5' 6" ( 3.81m x 1.68m )

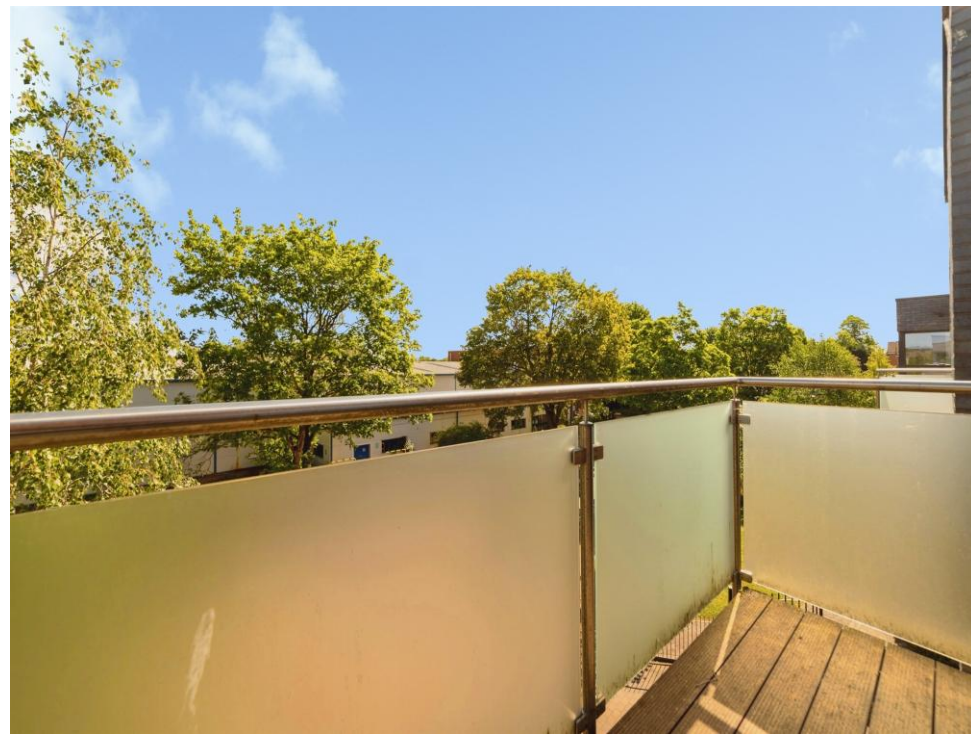
**Bedroom 2**

15' 1" x 14' 1" ( 4.60m x 4.29m )

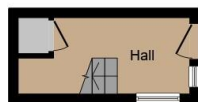
**En-Suite**

7' 9" x 4' 11" ( 2.36m x 1.50m )

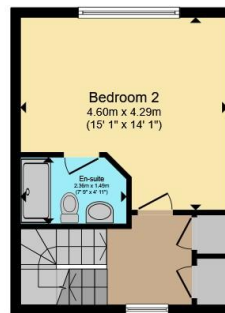




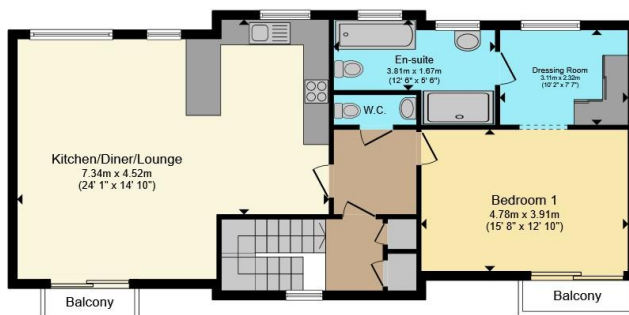




Ground Floor



First Floor



Second Floor

Total floor area 120.9 m<sup>2</sup> (1,301 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)



To view this property please contact Connells on

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38 Wigmores North  
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EPC Rating: B Council Tax  
Band: D

Service Charge: 688.00 Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307730](http://connells.co.uk/Property/WWY307730)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2016. 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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