



Connells

Boundary Court
Welwyn Garden City



Property Description

Situated within a small and well kept block of just eight flats, this spacious and well maintained studio apartment offers a fantastic opportunity for first time buyers, investors or those looking to downsize.

The property is presented in great condition throughout and has clearly been well cared for by the current owner. A real standout feature is the private garage located directly beneath the apartment, offering excellent storage, parking or exciting potential to convert into additional accommodation, subject to the necessary planning permissions and consents. There is scope to create an additional bedroom or extend the living space, making this a versatile property with future potential.

The apartment itself offers bright and practical living accommodation with a well arranged layout and low ongoing costs thanks to the low service charges.

Properties within small blocks like this are rarely available and early viewing is highly recommended.

Kitchen

9' 9" x 4' 2" (2.97m x 1.27m)

Living/ Bedroom

13' 11" x 11' 11" (4.24m x 3.63m)

Shower Room

6' 7" x 4' (2.01m x 1.22m)





Total floor area 27.9 m² (300 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



To view this property please contact Connells on

T 01707 322 903

E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: D Council Tax Band: A

Service Charge: 446.89 Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307700

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2021. Should you require 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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