



Connells

Charlotte Court William Close
Welwyn Garden City

Charlotte Court William Close Welwyn Garden City AL7 4FT

for sale
£117,000



Property Description

Being offered with a 45% Shared Ownership Connells are pleased to offer a well presented one bedroom third floor apartment located in a sought after modern development built by Bellway Homes in 2020. This property is finished to a very high specification and offers well presented living accommodation comprising of a generous open plan kitchen/dining/lounge offering a lot of natural light, main bathroom, electric heating and one allocated parking space. Internal viewing is highly recommended. The property is within close proximity of local shops, amenities and good transport links. Ideal opportunity for professionals, first time buyers and investors alike.

Welwyn Garden City is located in Hertfordshire and was the second Garden City in England. The town offers a wide range of amenities and shops including John Lewis Department store, The Howard shopping centre and Waitrose. The Mainline Rail Station has direct routes to London Kings Cross (In less than 30 minutes) and the Town also has great access to the A1(M).



Kitchen/Lounge/Dining Area

29' 11" x 16' 5" max (9.12m x 5.00m max)

Bathroom

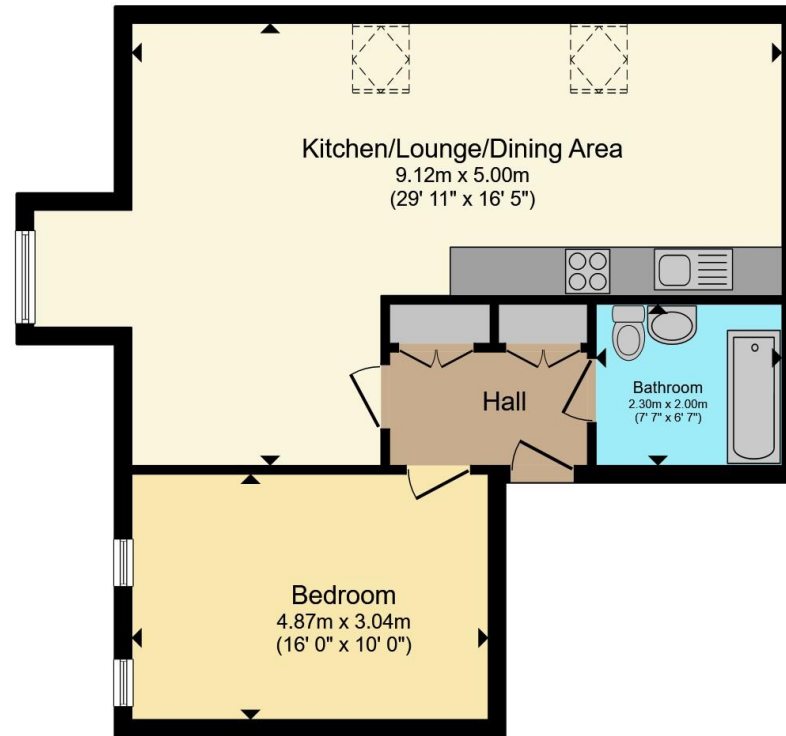
7' 7" x 6' 7" (2.31m x 2.01m)

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







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

Connells

To view this property please contact Connells on

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E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
 Band: C

Service Charge: 949.32 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307522

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