



**Connells**

Pearmain House Blossom Drive  
Welwyn Garden City



### Property Description

Set on the top floor of a modern development, this beautifully presented and CHAIN FREE two bedroom apartment offers light filled living in immaculate condition throughout. Built just four years ago, the property still feels fresh and contemporary, making it ideal for buyers looking for a home they can move straight into.

The apartment features a bright and airy open plan living space with a sleek, modern kitchen fitted with integrated appliances including a dishwasher, creating a practical yet stylish heart of the home. Both bedrooms are generous doubles, with the main bedroom benefiting from its own en suite, while a second modern bathroom serves guests and the second bedroom with ease.

With a long lease of 994 years remaining, this home offers peace of mind alongside its convenient location close to the town centre and a wide range of local amenities, making everyday life effortless.

## Open Plan Kitchen/Living Space

21' 7" x 11' 8" ( 6.58m x 3.56m )

## Bedroom 1

11' 1" x 9' 9" ( 3.38m x 2.97m )

## En-Suite

7' 2" x 5' 2" ( 2.18m x 1.57m )

## Bedroom 2

11' 2" x 9' 9" ( 3.40m x 2.97m )

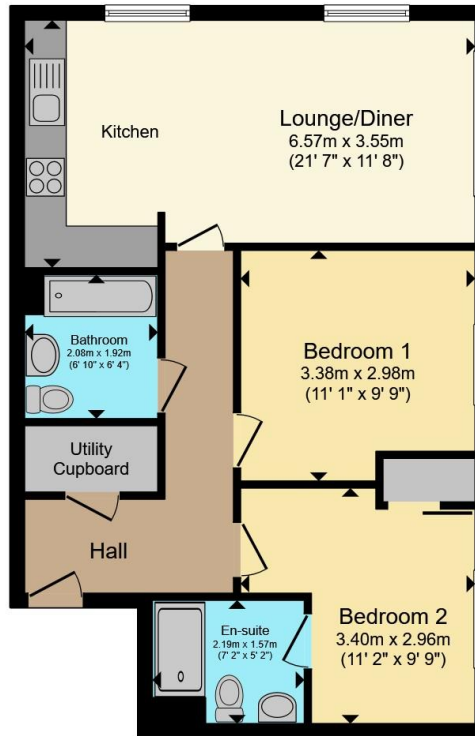
## Bathroom

6' 10" x 6' 4" ( 2.08m x 1.93m )









Total floor area 62.4 m<sup>2</sup> (672 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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EPC Rating: B Council Tax  
Band: C

Service Charge:  
1700.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307654](http://connells.co.uk/Property/WWY307654)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 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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