



Connells
connells.co.uk 01707 322 903
FOR SALE

Connells

Viaduct Way
Welwyn Garden City



Property Description

Offered for sale chain free is this beautifully presented two bedroom first floor apartment, which has been fully renovated to a high standard throughout.

The property offers bright and stylish accommodation and is ready for immediate occupation, making it an excellent choice for first time buyers, downsizers, or investors alike. Improvements include a refitted kitchen, new flooring throughout, and new internal doors, all of which enhance the modern and well cared for feel of the home.

The apartment is finished to an excellent standard and provides comfortable, low maintenance living in an attractive setting. Further benefits include low ground rent and service charge, adding to the overall appeal of this superb home.

A viewing is highly recommended to fully appreciate the quality and presentation on offer.



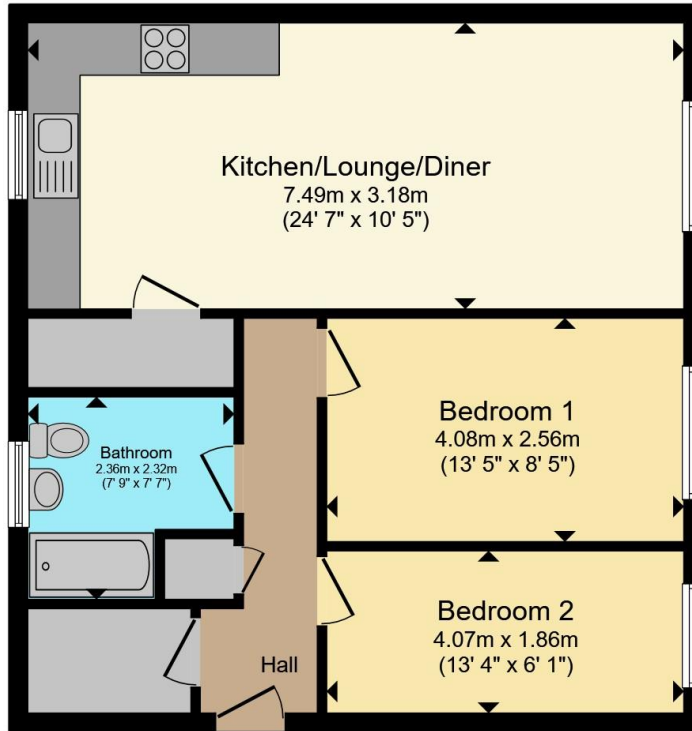
Kitchen/Lounge/Diner
24' 7" x 10' 5" (7.49m x 3.17m)

Bedroom 1
13' 5" x 8' 5" (4.09m x 2.57m)

Bedroom 2
13' 4" x 6' 1" (4.06m x 1.85m)

Bathroom
7' 9" x 7' 7" (2.36m x 2.31m)





Total floor area 59.1 m² (636 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: C Council Tax Band: C

Service Charge: 641.00 Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307638

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jan 1988. 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307638 - 0003