



Connells

Sir John Newsom Way
Welwyn Garden City



Property Description

This well-presented one bedroom first floor apartment is situated in a popular modern development on Sir John Newsom Way in Welwyn Garden City, close to local amenities and everyday conveniences.

The property is in good condition throughout and offers a practical layout, with a separate kitchen and lounge, giving a nice sense of space compared with an open-plan design. There is a good-sized bedroom, bathroom and ample on street parking.



With a long lease and a competitive asking price, this apartment would make an ideal first-time buy or investment opportunity.

Kitchen

10' 10" x 5' 11" (3.30m x 1.80m)

Lounge/Diner

14' x 10' 5" (4.27m x 3.17m)

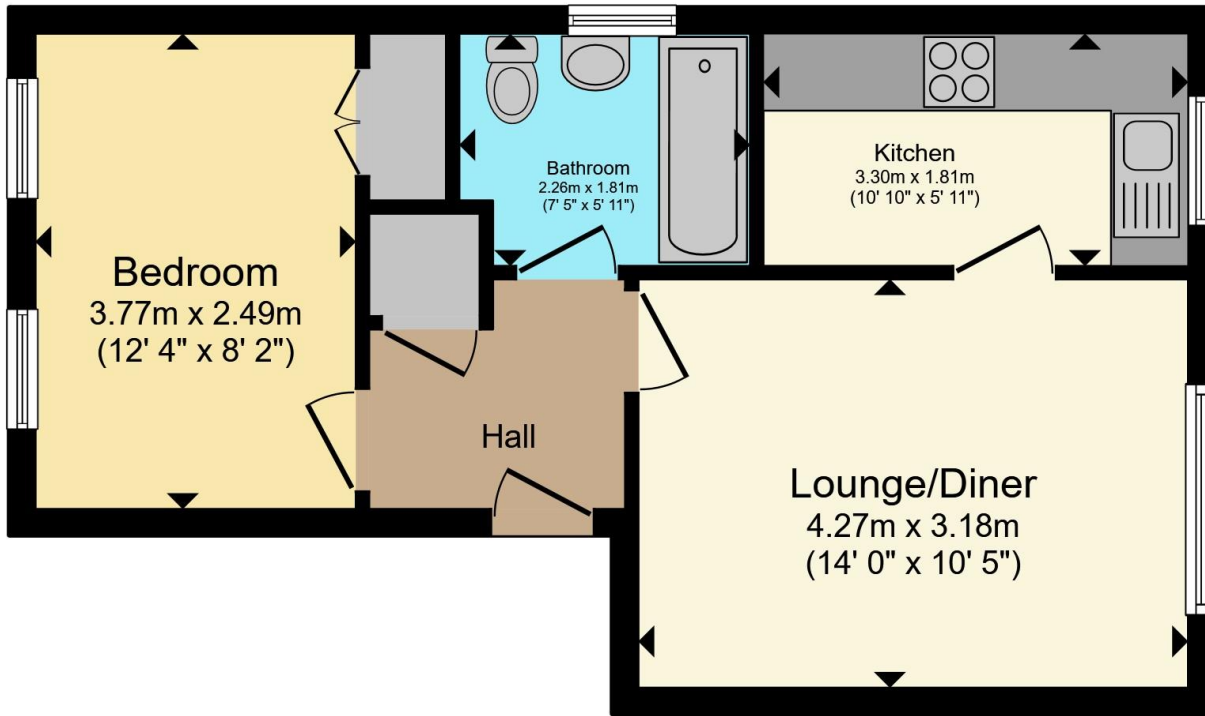
Bedroom

12' 4" x 8' 2" (3.76m x 2.49m)

Bathroom

7' 5" x 5' 11" (2.26m x 1.80m)





Total floor area 39.0 m² (420 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

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38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating:
Awaited

Council Tax
Band: C

Service Charge:
1805.59

Ground Rent:
302.85

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307721

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2003. 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.

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