



**Connells**

Viaduct Way  
Welwyn Garden City



### Property Description

\*\*\*INVESTORS ONLY\*\*\*

A well-proportioned purpose-built first floor apartment, conveniently located close to local travel links including both road and rail connections. The property offers excellent potential and would benefit from some modernisation, making it an ideal opportunity for investors.

The accommodation briefly comprises an entrance hallway with a large storage cupboard, a bright lounge, a fitted kitchen, two double bedrooms, and two bathrooms, providing flexibility and convenience for modern living. Additional benefits include gas central heating, double glazing, and the property is offered for sale with no onward chain.



## Entrance Hall

Door to front. Radiator. Large storage cupboard.

## Lounge/Diner

10' 5" x 16' 8" ( 3.17m x 5.08m )  
Double glazed window to front. Radiator. TV point.

## Kitchen

7' 8" x 10' 5" ( 2.34m x 3.17m )  
Double glazed window to rear. Door to lounge/diner. Fitted kitchen with wall and base units. Single bowl stainless steel sink/drain. Work surfaces with tiled splashbacks. Electric oven. Electric hob. Plumbing for washing machine/dishwasher. Space for fridge/freezer. Radiator.

## Bedroom 1

13' 5" x 8' 4" ( 4.09m x 2.54m )  
Double glazed window to front. Radiator. Laminate flooring.

## Bedroom 2

6' x 13' 5" ( 1.83m x 4.09m )  
Double glazed window to front. Radiator.

## Bathroom

Double glazed window to rear. Bath. Shower. Wash-hand basin. Low level wc. Partly tiled walls. Radiator.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 2448.00

Ground Rent:  
 576.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307671](http://connells.co.uk/Property/WWY307671)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jun 1984. 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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