



Connells

Four Acres
Welwyn Garden City

Four Acres Welwyn Garden City AL7 4NW

for sale offers over
£230,000



Property Description

Connells are delighted to market this ONE BEDROOM TOP FLOOR converted flat that was recently a couple's home.

It comprises of the SHARE OF THE FREEHOLD benefiting from NO SERVICE CHARGE OR GROUND RENT to pay and it will come with a 999 year Lease, garage and parking for 2 car with a private garden.

The previous owners have lived here for eight years and enjoyed the property's cosy lounge with dual aspect windows for fantastic light throughout the day.

The Separate kitchen has been a great size for the couple and also houses the Combi-boiler. There is an additional space for a small desk or storage unit in the hallway.

The garage is on the driveway and connects to the private rear garden.

A must see for a first time buyer/investor!!!

VIEWINGS, PLEASE BOOK!!!

Entrance Hall

Stairs, double glazed window to the rear.

Lounge

13' 9" x 10' 5" max (4.19m x 3.17m max)
Two double glazed windows, one to the side

and one to the front. Carpeted, TV and Internet point, radiator, two double glazed doors.

Kitchen

8' 3" x 10' 5" max (2.51m x 3.17m max)
Cupboards throughout at high and low level, double glazed window to the rear, electric oven, gas hob, combination boiler, serviced and refurbished. Room for washing machine and fridge freezer.

Bedroom 1

8' 9" x 10' 7" (2.67m x 3.23m)
Radiator, carpet, Double glazed window to the rear, TV point.

Rear Garden

Private garden with patio and laid to lawn. Garage

Agents Note

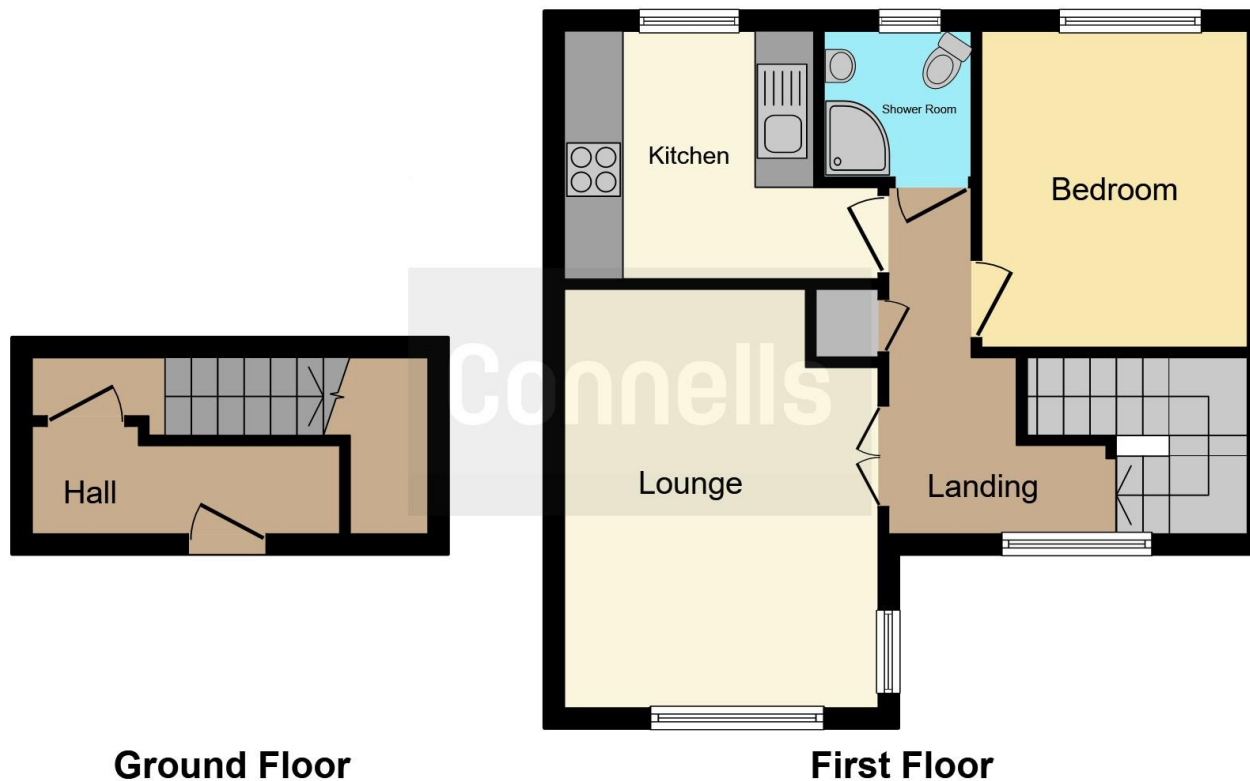
Lease - Property will be sold with a 999 year Lease the Seller advises.

** NO SERVICE CHARGE OR GROUND RENT TO PAY **









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

To view this property please contact Connells on

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38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307053

This is a Leasehold property with details as follows; Term of Lease 99 years from 13 Jun 2008. 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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