







### Property Description

A well-presented two bedroom top floor apartment set within the ever popular Hatfield Garden Village, a location well known for its strong community feel and family-friendly environment.

The property offers two generous double bedrooms and a bright, spacious lounge, creating a comfortable space to relax or spend time together. Maintained in good condition throughout, the flat is ready for someone to move straight in and make it their own.

Additional benefits include gas central heating, allocated parking and a long lease with approximately 129 years remaining, providing peace of mind for years to come.

Positioned in a sought after area with a welcoming neighbourhood atmosphere, this home is ideal for families, first time buyers or anyone looking for a calm and connected place to live.

## Entrance Hall

Radiator, storage cupboard.

## Lounge

12' 9" x 13' 8" ( 3.89m x 4.17m )

Double glazed window to the rear, Radiator.

## Kitchen

6' 9" x 7' 3" ( 2.06m x 2.21m )

Double glazed window to the rear, space for fridge freezer, oven, 4 ring gas hob, granite sink with 1.5 bowls. Space for washing machine and dishwasher. Cupboards at wall and base level.

## Bedroom 1

13' 6" x 10' 7" ( 4.11m x 3.23m )

Double glazed window to the front, radiator, fitted wardrobe.

## Bedroom 2

9' 4" x 10' 4" ( 2.84m x 3.15m )

Double glazed window to the front, radiator.

## Bathroom

Three piece suite comprising of, enclosed panel bath with shower over, wash hand basin, low level w/c

## Parking

One allocated parking space

## Leasehold Information

The current lease is 150 years from 25th June 2004

The annual ground rent is currently £125

The annual service charge is currently £1474.40



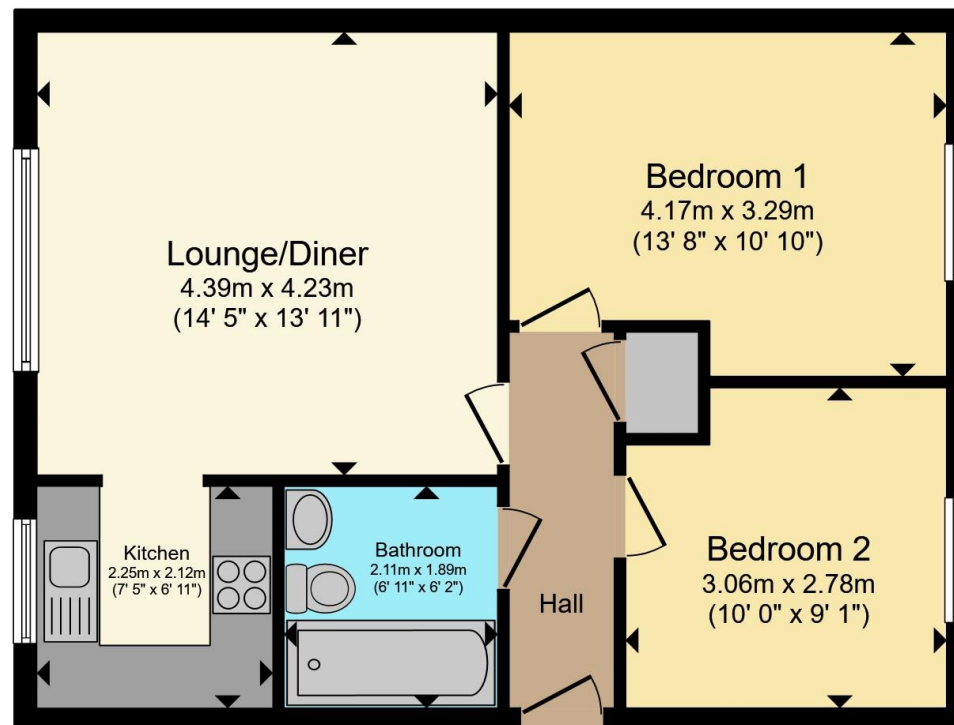












Total floor area 55.9 m<sup>2</sup> (601 sq.ft.) approx

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38 Wigmores North  
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
Band: C

Service Charge:  
1474.40

Ground Rent:  
125.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307449](http://connells.co.uk/Property/WWY307449)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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