

Connells

Haldens
Welwyn Garden City

Haldens
Welwyn Garden City AL7 1DB

for sale offers in excess of
**£180,000**







## Property Description

Located in the popular Haldens area, this larger than average one bedroom top floor apartment offers bright and airy living with generous proportions throughout.

The property features a well sized bedroom, a modern bathroom and a good sized kitchen, providing a practical and comfortable layout. The living accommodation is filled with natural light, creating a welcoming space to relax and unwind.

Further benefits include reasonable service charges and an abundance of parking for residents and visitors alike. Ideally positioned close to local shops and within easy reach of the town centre, this apartment is well suited to first time buyers, downsizers or investors seeking a well located and spacious home.

## Lounge/ Diner

18' 3" x 10' 11" ( 5.56m x 3.33m )

## Kitchen

10' 6" x 9' 5" ( 3.20m x 2.87m )

## Bedroom

10' 11" x 10' 6" ( 3.33m x 3.20m )

## Bathroom

7'  x 6' 6" ( 2.13m x 1.98m )







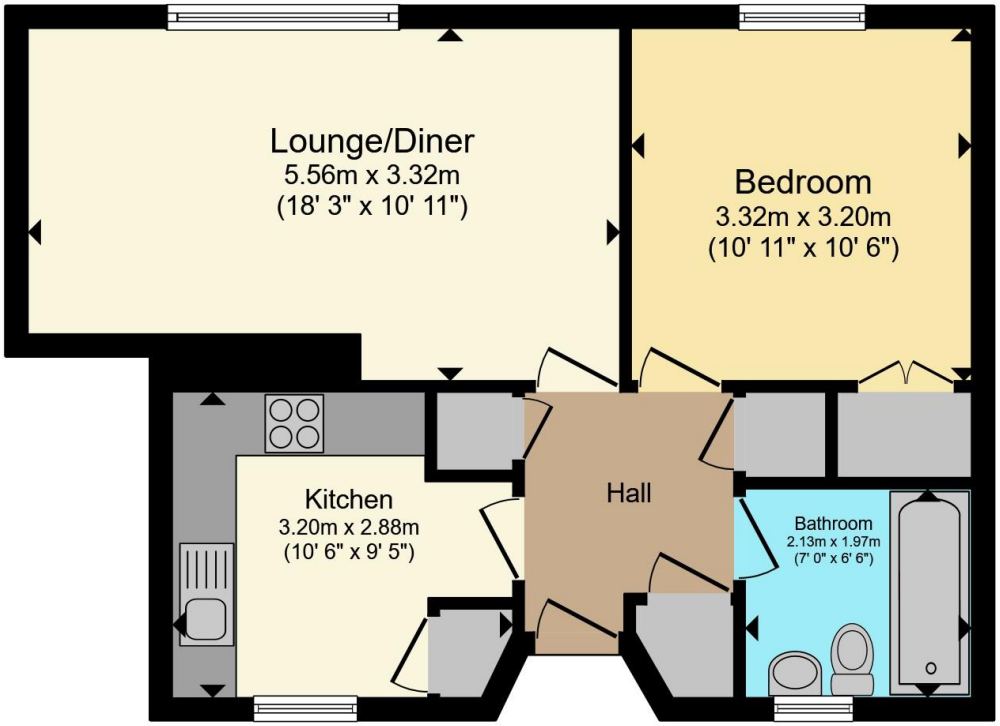









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Total floor area 50.3 m² (541 sq.ft.) approx

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

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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: B

Service Charge: 601.08

Ground Rent: 10.00

Tenure: Leasehold

**view this property online connells.co.uk/Property/WWY307534**

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Feb 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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