



**Connells**

Griffin Place Broadwater Road  
Welwyn Garden City



## Property Description

This beautifully presented lower ground floor apartment offers modern living in an enviable location, just 0.8 miles from Welwyn Garden City train station. The property has been meticulously maintained and is offered in immaculate condition throughout and is 990 square feet.

The spacious layout features two generous double bedrooms, including a stunning main bedroom complete with a dedicated dressing area and stylish en-suite bathroom. The open plan living area is the heart of the home, combining a bright and airy lounge with a sleek, contemporary kitchen featuring an island.

Further highlights include a second well-appointed bathroom, a private patio area and allocated parking. This apartment blends modern design with practical convenience, making it a perfect choice for commuters, downsizers or anyone looking for an easy-care home in a sought-after location.

## Entrance Hall

Intercom, Alarm system, storage cupboard, wall lights.

## Lounge/Kitchen

22' 1" x 14' 7" (6.73m x 4.45m)

Double glazed window to the rear, Double glazed patio door to rear, underfloor heating throughout, C wall lights.

## Kitchen Area

Inset stainless steel sink with mixer tap, Bosch appliances, tiled splashbacks, integrated dishwasher integrated washer dryer, integrated double oven with microwave, fully fitted kitchen integrated fridge freezer, induction hob and extractor on island.

## Bedroom 1

11' 8" plus recess x 10' 7" (3.56m plus recess x 3.23m)

Two double glazed windows to the front, fitted wardrobe, wall lights and dressing area.

## En Suite

Three Piece suite, tiled flooring, shower cubicle, two double glazed windows to the front, heated towel rail, ceiling spotlights, low level w/c and wash hand basin.

## Bedroom 2

9' 1" x 9' 4" (2.77m x 2.84m)

Two double glazed windows to the front, wall lights, fitted wardrobes.

## Bathroom

Three Piece suite, low level w/c, ceiling spotlights, bath with shower over, wash hand basin, heated towel rail, double glazed window to the front.









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38 Wigmores North  
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EPC Rating: D Council Tax  
Band: C

Service Charge:  
2546.00

Ground Rent:  
200.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: WWY307315 - 0004