



24 Heathcroft, WELWYN GARDEN CITY, Hertfordshire, AL7 2BF

- TWO ALLOCATED PARKING BAYS
- TOP FLOOR IN A SMALL BLOCK OF 6
- IMMACULATE WELL MAINTAINED COMMUNAL AREAS
- NEXT TO THE PANSHANGER SHOPS
- PARKLAND WALKS CLOSE BY
- WALKING DISTANCE TO A RANGE OF SCHOOLS
- NEWLY FITTED BATHROOM
- MOTIVATED VENDORS



PROPERTY DESCRIPTION

**** MOTIVATED VENDORS **** A warm and welcoming TOP FLOOR apartment positioned in a PRIVATE BLOCK OF JUST 6 APARTMENTS. Situated at the heart of Panshanger. Bright and airy with light flooding from front to back. A great apartment offering substantial square footage and benefiting from plenty of STORAGE, separate kitchen, larger than average lounge/ diner and a superb master bedroom. A RARE addition of TWO ALLOCATED PARKING BAYS. Such an inviting home to relax and unwind after a hard days work. Fully serviced communal areas including carpeted hallways and security intercom. Manicured external grounds. This great starter home is positioned adjacent to the Panshnager parade with every convenience shop one could ask for. An internal viewing is highly recommended to appreciate this beautiful apartment. An investor could achieve in the region of £1300 pcm. Energy rating C.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Security intercom access. Carpeted hallways and staircases. Well decorated. Door to the rear car park, gardens and bin store area.

APARTMENT ENTRANCE

All rooms leading off. Airing and storage cupboard. Loft access. Note the loft is well insulated and partly boarded, there is a ladder and lighting.

LIVING ROOM

A delightful room which offers great space. Dedicated dining area and living space. Two windows to the front elevation.

KITCHEN

A wonderful range of modern wall and base units. Space for a washing machine and fridge/freezer. Integrated oven with 4 ring gas hob and extractor. Tiled splashbacks and window for ventilation.

BEDROOM ONE

A sizeable bedroom, window to the rear elevation.

BEDROOM TWO

Ideal home office/ guest room. Window to rear elevation.

BATHROOM

A three piece suite comprising panel bath with shower over, low level w/c and sink with vanity unit. The walls are partly tiled and for comfort there is a chrome heated towel rail. For ventilation, there is an extractor fan and window.

PARKING ARRANGEMENTS

Two allocated parking bays to the private car park at the rear of the site.

LEASE INFORMATION

Lease: 99 Years remaining

Ground Rent: £610.00 for the annum

Service Charge: £1,833.84 Per annum

COUNCIL TAX BAND C

£2,037.07

ABOUT PANSHANGER

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.



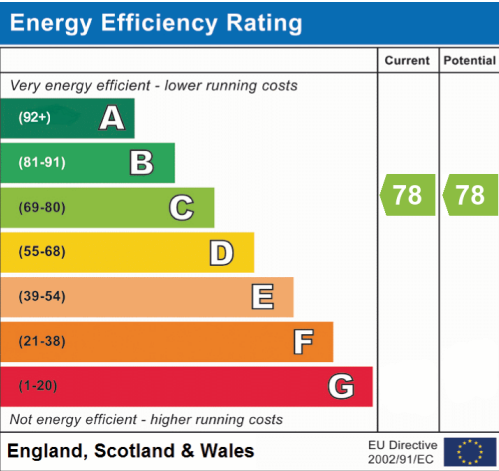


Approximate total area^m
56 m²
603 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com