

FOR SALE

£250,000 Leasehold



# 7 Heathcroft, Welwyn Garden City, Hertfordshire, AL7 2BF

- Ground Floor Apartment
- Two Allocated Parking Spaces
- Large Lounge Diner
- Well Maintained Communal Areas
- Close to Local Amenities & Schools
- Close To Woodland Walks

WRIGHTS

Wrights of W G C  
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211  
wgc@wrightsof.com





### PROPERTY DESCRIPTION

A warm and welcoming GROUND FLOOR apartment positioned in a PRIVATE BLOCK OF JUST 6 APARTMENTS. Situated at the heart of Panshanger. Bright and airy with plenty of natural 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 Panshanger 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.





## ROOM DESCRIPTIONS

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### Accommodation

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 convenient storage cupboard.

### LIVING ROOM

A delightful room which offers great space. Dedicated dining area and living space with plenty of natural light.

### KITCHEN

A practical range of modern wall and base units. Space for a washing machine and fridge/freezer. Integrated oven with induction hob and extractor.

### BEDROOM 1

Good size double bedroom with built in storage and large window.

### BEDROOM 2

Ideal office / guest bedroom with large window allowing natural light to fill the room.

### PARKING ARRANGEMENTS

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

### LEASE INFORMATION

Lease: 98 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

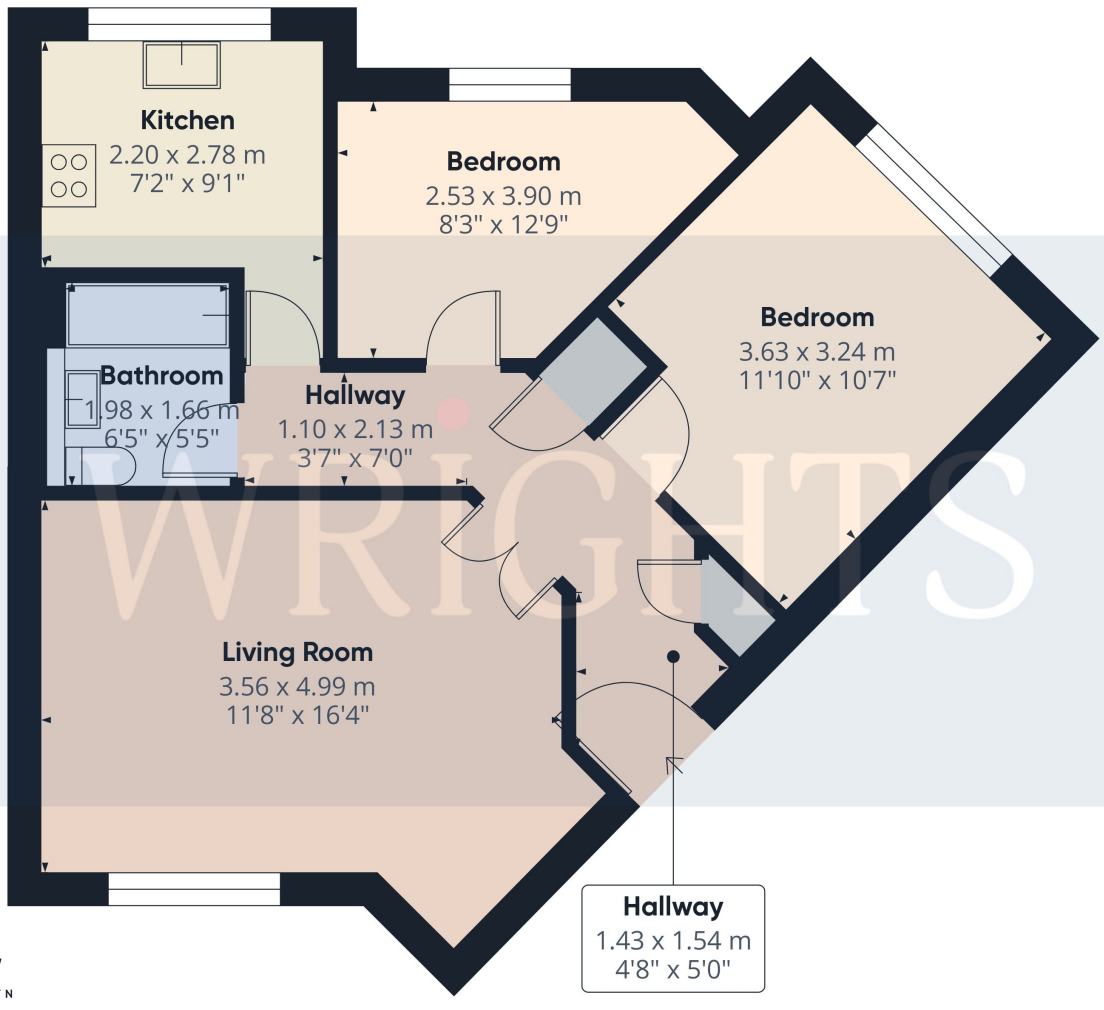
Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently 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.



# FLOORPLAN & EPC

WRIGHTS

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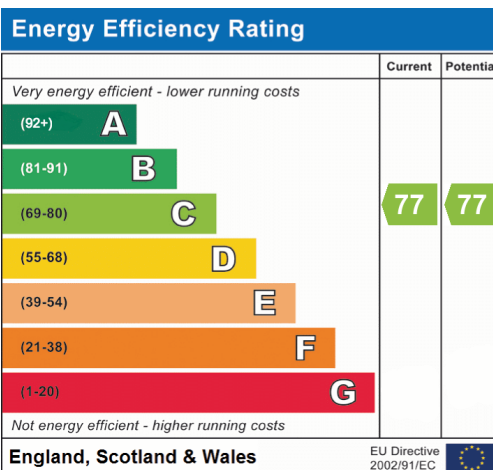


Approximate total area<sup>m</sup>  
56.1 m<sup>2</sup>  
604 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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