



# 39 Baldwins, WELWYN GARDEN CITY, Hertfordshire, AL7 2BD

- OPEN PLAN KITCHEN LIVING AREA WITH THREE ASPECTS
- LUXURY SHOWER ROOM
- TWO DOUBLE BEDROOMS
- LOW SERVICE CHARGE AND £10 GROUND RENT
- SMALL BLOCK OF JUST 5 PROPERTIES
- POSITIONED AT THE END OF A QUIET CUL-DE-SAC
- OVERLOOKING SCHOOL PLAYING FIELDS
- POPULAR RESIDENTIAL LOCATION CLOSE TO PANSHANGER SHOPS
- INTEGRATED KITCHEN APPLIANCES





## PROPERTY DESCRIPTION

---

Tucked away at the end of a peaceful CUL-DE-SAC in the heart of the desirable Panshanger neighborhood, this beautifully REFURBISHED apartment boasts much more than it initially appears. Featuring a stunning OPEN PLAN kitchen and living area bathed in natural light with triple-aspect views overlooking the playing fields, this space is perfect for relaxation and entertaining. The fully integrated, sleek kitchen complements the modern design, while the luxury shower room adds an extra touch of sophistication. This larger-than-average top-floor apartment includes two spacious double bedrooms and is located in a well-maintained block of just five properties. Throughout the apartment, you'll find plenty of storage options to keep your living space organized. Residents can enjoy ample unrestricted parking, and the property is conveniently located just a short drive from the town centre and mainline station. For everyday needs, the Panshanger shops and Morrisons are nearby, and several renowned primary schools are within walking distance. Additionally, major road links, including the A1M and A414, are easily accessible from this lovely location. With peppercorn ground rent and low service charges, this property presents an excellent opportunity for first-time buyers or investors looking for a well-appointed home in a sought-after area.





## ROOM DESCRIPTIONS

---

### COMMUNAL ENTRANCE HALL

Security intercom access, serving just 5 properties.

### APARTMENT ENTRANCE

A large entrance with storage cupboard and loft access, all rooms lead off.

### OPEN PLAN KITCHEN/ LIVING AREA

The real wow factor of the property. Spacious and bright with windows to three aspects. The two rear windows overlook the school playing fields. The sleek kitchen offers fully integrated appliances which include; slimline dishwasher, fridge/freezer, washing machine, oven with inset gas hob and extractor. There is a breakfast bar area and the airy living area.

### BEDROOM ONE

Window to the front elevation and alvoce storage cupboard.

### BEDROOM TWO

A double bedroom with window to the front aspect.

### SHOWER ROOM

A luxury room with a large double walk in shower, porcelain tiled finish, there is a large storage facility. The sink will be removed as part of the sale and a replacement vanity will be fitted.

### W/C

Separate to the bathroom, window for ventilation.

### PARKING ARRANGEMENTS

Unrestricted street and residents bay parking. There are garages in the street which could be rented subject to availability.

[www.welhat.gov.uk/garages](http://www.welhat.gov.uk/garages)

### LEASE INFORMATION

Lease: 89 Years remaining

Service Charge: £664.50 For the annum. Includes £10 for the annual ground rent and buildings insurance.

### COUNCIL TAX BAND C

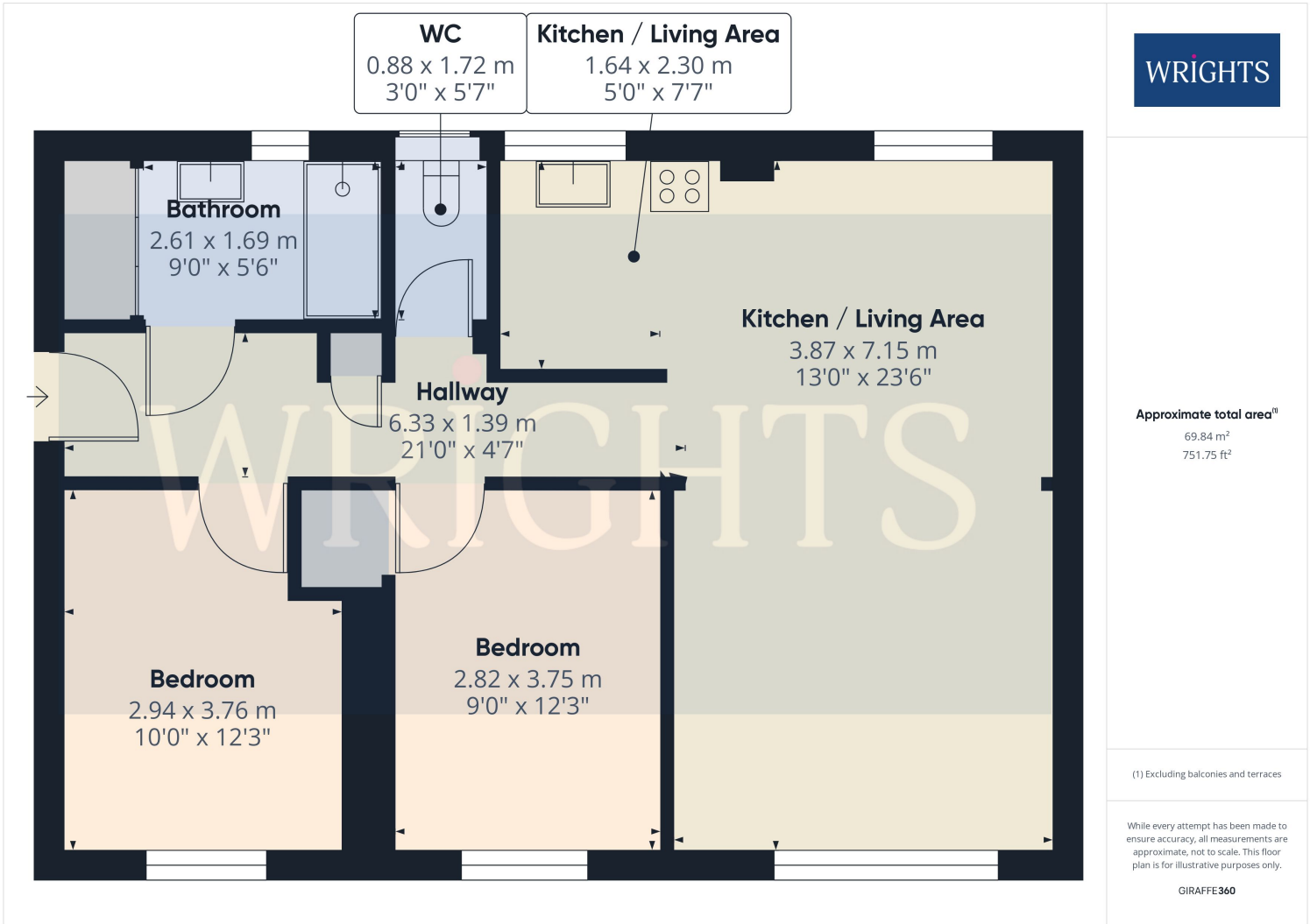
£1,941.47

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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