



WRIGHTS

17 Kingscroft, Welwyn Garden City, Hertfordshire, AL7 2DL

- CHAIN FREE
- LOW SERVICE CHARGE AND GROUND RENT
- OPEN PLAN KITCHEN DINER
- RESIDENTIAL PARKING
- RECENTLY PAINTED
- MASSES OF STORAGE
- CLOSE BY TO LOCAL AMENITIES & SCHOOLS
- LARGEST TWO BEDROOM APARTMENTS IN WGC



PROPERTY DESCRIPTION

**** CHAIN FREE **** Larger than average TWO DOUBLE BEDROOM FIRST FLOOR apartment that has been freshly redecorated and remodelled to create a Large Kitchen and dining room . Larger than average TWO DOUBLE BEDROOM FIRST FLOOR apartment with ample storage units in the hallway. This property is in a QUIET CUL-DE-SAC residential location easy access to the A414 and A1M. Secure entry phone system. This apartment benefits from LOW SERVICE CHARGE and GROUND RENT. COMMUNAL GARDENS to enjoy and plenty of unrestricted residents bay and street parking. Shops are within walking distance from the block and there are a selection of Ofsted "Good" schools within close proximity. The town centre is just a short drive or a 20 minute brisk walk where you will find the mainline station serving Kings Cross and Moorgate. This is a must see to appreciate the size of this property. An investor could achieve in the region of £1250 PCM. Energy Rating C.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Newly replaced security intercom door. Quarry tiled floors and staircase

APARTMENT ENTRANCE

Large entrance hall with replacement front door and large storage cupboard with light. In the communal hallway there is also another large storage cupboard.

LIVING ROOM

Large windows facing the communal grounds.

DINING ROOM

This space have been remodelled to create a large kitchen dining area.

KITCHEN

Range of wall and base units, with space for fridge/freezer and cooker with window overlooking the communal gardens.

BEDROOM ONE

Large alcove with window facing the to communal gardens

BEDROOM TWO

Large second bedroom with window facing the communal gardens

Bathroom

Three piece bathroom suite with bath and head over shower, towel rail, underfloor heating and window

LEASE INFORMATION

Years remaining 85 Years

Commencement date 14th December 1985

Service charge and ground rent for the annum £640.00

COUNCIL TAX BAND C

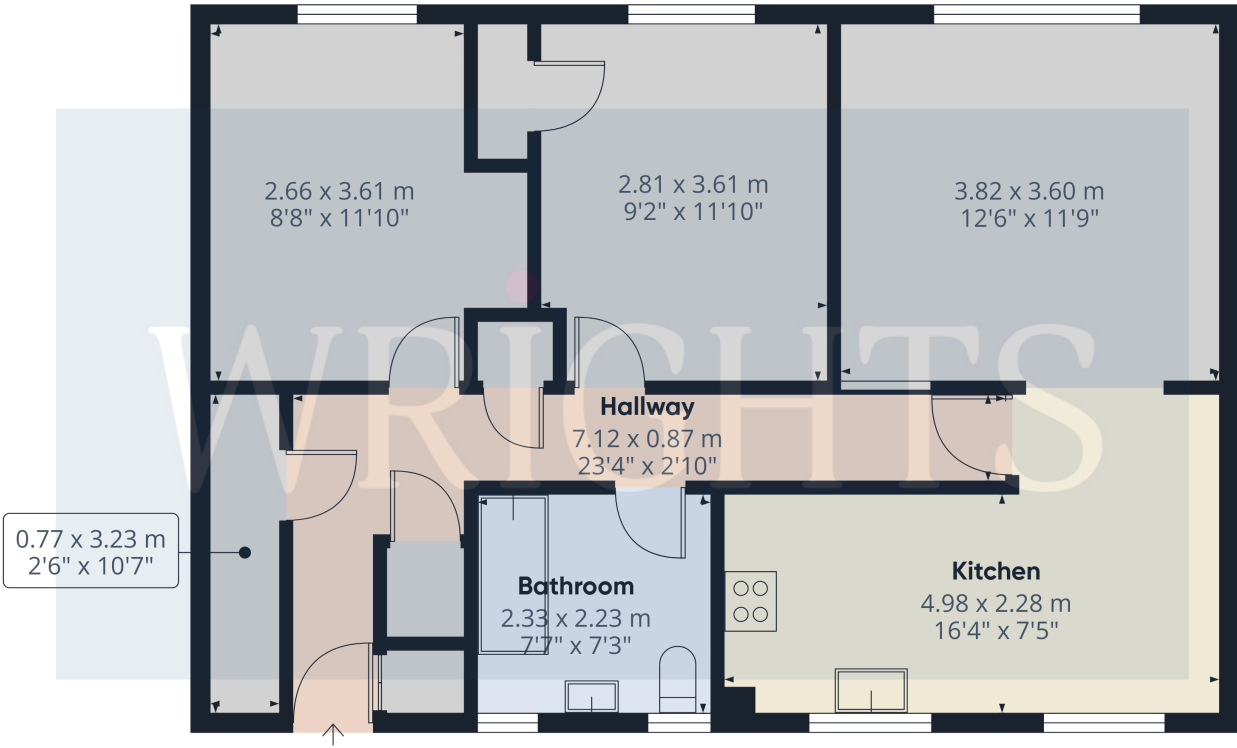
£2,037.07

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
67.2 m²
724 ft²

(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

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

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