



Approximate total area⁽¹⁾
47.9 m²
514 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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	79

EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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Offered to the market chain free, this well-presented one bedroom second floor flat is situated in the sought-after Panshanger area of Welwyn Garden City. The property benefits from a bright and spacious living room, refitted kitchen and bathroom, and a generous double bedroom, all finished in neutral décor throughout. An ideal first-time purchase or investment opportunity, conveniently located for local amenities and transport links.

- Recently refurbished top floor flat
- Refitted kitchen
- Refitted bathroom
- UPVC double glazed
- Secure store room on the ground floor
- Chain Free

Ground Floor

Communal entrance

With a communal entry phone system and double large glass doors leading into the Entrance lobby of the block, with stairs to the first and second floors, doors to the rear communal gardens and a door to the storage shed room.

Store room

Each flat has a good sized storage shed providing room for bike storage or just as a useful storage lock up.

Second floor

Landing

large windows allow plenty of natural light to the open plan landing area with doors to the individual flats.

The Flat

Entrance Hall

Front door leading into a corridor style entrance hall that runs along the width of the flat to the Living room, with doors coming off it leading to the bedroom and refitted bathroom.

Living room

A bright and generously proportioned living room, offering a pleasant outlook via a large picture window that floods the space with natural light. Neutrally decorated throughout with soft tones and fitted carpet, the room provides a versatile layout with ample space for both lounge and dining furniture. Clean lines, modern ceiling lighting and well-presented finishes create a welcoming and comfortable setting, ideal for relaxing or entertaining. Conveniently positioned with access to the kitchen, this attractive reception room forms the heart of the flat.



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Kitchen

A smartly refitted kitchen comprising a range of contemporary wall and base units with complementary work surfaces and stylish tiled splashbacks. The space is well planned to maximise storage and preparation areas, and benefits from an integrated oven with hob and extractor over, inset sink unit and ample appliance space. A window to the side elevation provides natural light, while modern flooring and neutral décor complete this well-presented and practical kitchen.

Bedroom

A well-proportioned double bedroom enjoying a bright and airy feel, enhanced by two windows providing natural light and a pleasant outlook. Neutrally decorated and fitted with soft carpeting, the room offers ample space for a double bed and freestanding furniture. Clean lines and a modern finish create a comfortable and versatile space, ideal as a principal bedroom or generous guest room.

Bathroom

A stylishly refitted bathroom finished to a modern standard, comprising a contemporary white suite including panelled bath with shower over and glass screen, wash hand basin set within a vanity unit, and low level WC. Attractive tiled walls and coordinated flooring create a clean, fresh feel, complemented by a large wall mirror and useful built-in storage. A well-appointed and thoughtfully designed space, ideal for everyday convenience.

outside

Communal gardens and parking

To the rear of the property, there is a large communal garden, overlooking parkland and the local lakes, offering lots of places to walk and with easy access to the local business park and shops. To the front of the block, there is a large communal parking area with ample spaces for all residents.



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