



15 Nettlecroft, Welwyn Garden City, Hertfordshire, AL7 2DW

- CHAIN FREE
- LARGER THAN AVERAGE TOP FLOOR FLAT WITH TWO RECEPTION ROOMS
- MASSES OF STORAGE
- UNRESTRICTED RESIDENTS PARKING PLUS EV CHARGING
- EXTERNAL BRICK BUILT STORAGE
- WELL PRESENTED TURN KEY OPPORTUNITY WITH RENTAL POTENTIAL IN THE REGION OF £1400 PCM
- CLOSE TO SHOPS AND PARKLAND WALKS



PROPERTY DESCRIPTION

****CHAIN FREE**** Larger than average TWO/ THREE DOUBLE BEDROOM FIRST FLOOR apartment measuring an impressive 72 SQ/M. The property benefits from TWO RECEPTION ROOMS, gas central heating and a REMARKABLE amount of STORAGE. Having a separate kitchen and dining area is a great bonus however some homeowners have used this room as a third bedroom. Secure entry phone system. This apartment benefits from LOW SERVICE CHARGE and GROUND RENT. All windows have been replaced. COMMUNAL GARDENS to enjoy and plenty of unrestricted residents bay as well as EV CHARGING POINTS and unrestricted street parking. This property is in a convenient residential location with easy access to the A414 and A1M 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 £1450 PCM. Energy Rating C. The property is attractively priced for a swift transaction.



ROOM DESCRIPTIONS

COMMUNAL ENTRANCE

Security door serving just six apartments across three floors. Brick built shed opposite the flat front door.

FLAT ENTRANCE HALL

Upgraded fire front door leading into a spacious hallway with multiple large storage cupboards.

LIVING ROOM

A great size room, overlooking the leafy grounds below.

DINING ROOM

Neighbouring homes have utilised this room as a third bedroom or incorporated this space into the kitchen or living room for open plan living. Any structural improvements are subject to freeholders consent and building control consent.

KITCHEN

Upgraded gloss kitchen with a great range of units. White goods to remain.

BEDROOM ONE

A large double bedroom with alcove.

BEDROOM TWO

Another double bedroom with alcove.

BATHROOM

A refurbished larger than average four piece bathroom suite which incorporates a bath and double walk in shower. Fully tiled walls and windows for ventilation.

EXTERNAL AND PARKING ARRANGEMENTS

Unrestricted residents bays, EV charging bays and street parking.

There is option to rent council owned garages in the cul-de-sac subject to availability-

<https://www.welhat.gov.uk/garages/apply-rent>

Large open lawn space for residents to enjoy.

MATERIAL INFORMATION

Lease: 125 Year Lease from 29th August 1983.

Service Charge: £612.35 for the annum 1st April 2025- 31 March 2026. Includes buildings insurance and ground rent of £10 for the annum.

Council Tax Band C.

We are presenting this property for sale on behalf of a corporate client. Please note that the property has been repossessed, and as such, prospective buyers should undertake their own independent surveys and investigations to satisfy themselves regarding the condition and suitability of the property.

No guarantees or warranties are provided with this sale.

ABOUT PANSHANGER

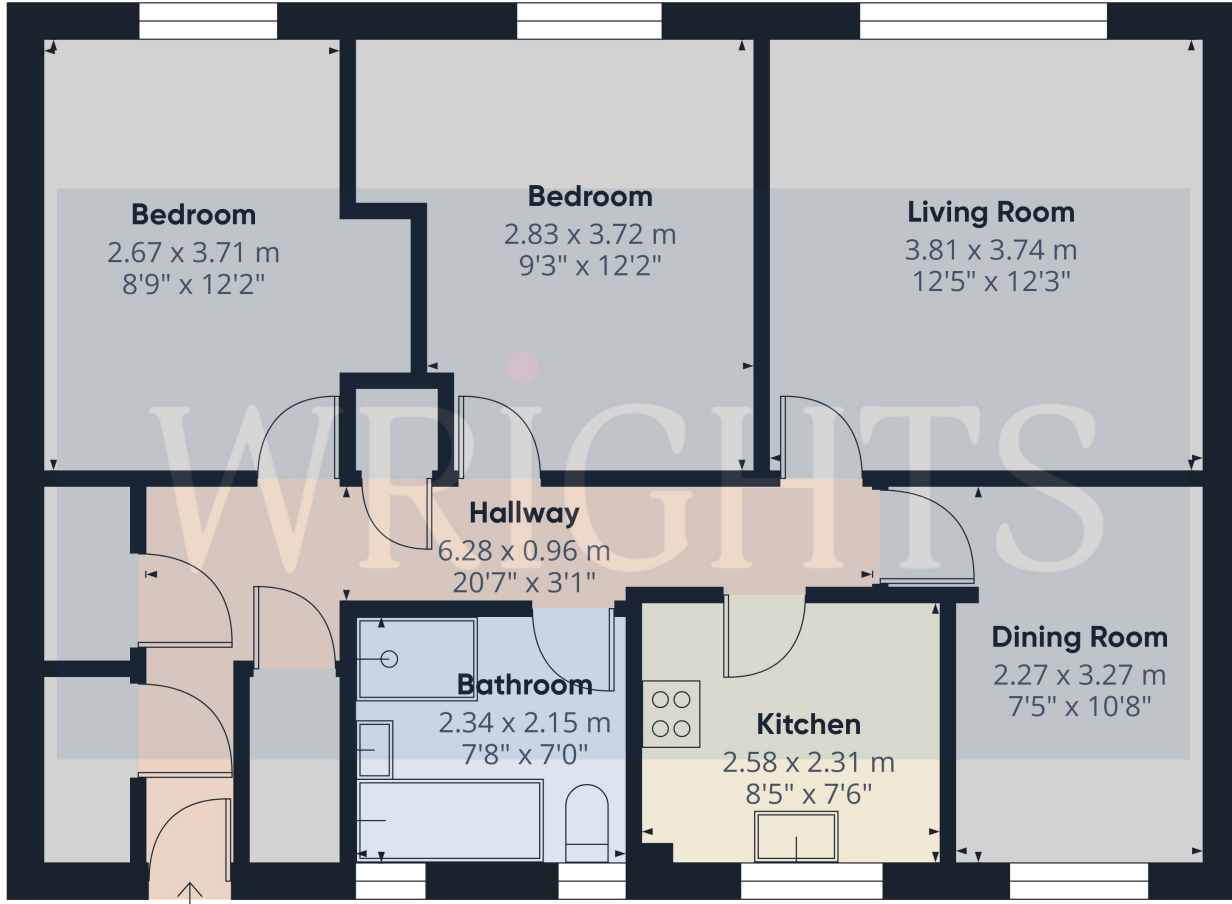
Panshanger, nestled in the vibrant Welwyn Garden City, offers a perfect blend of suburban tranquility and modern convenience. Surrounded by lush green spaces, including the expansive Moneyhole Park, residents enjoy a lifestyle enriched by nature, with numerous walking and cycling paths that invite exploration. The community thrives with local amenities, including the Panshanger shops, which provide a variety of, shops, and essential services, making everyday life both convenient and enjoyable.

Families are drawn to the area due to its highly regarded schools, such as Panshanger Primary School, fostering a strong sense of community. The excellent transport links, including proximity to major roads and the mainline station, provide easy access to London and beyond, appealing to commuters who desire a peaceful retreat from the city hustle. Overall, Panshanger combines the charm of traditional living with the ease of contemporary amenities, making it a desirable place to call home.



FLOORPLAN & EPC

WRIGHTS



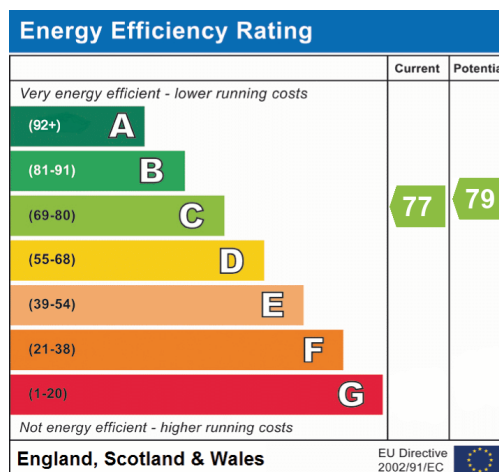
WRIGHTS

Approximate total area^m
68.5 m²
737 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



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