



# 17 Hedgebrooms, Welwyn Garden City, Hertfordshire, AL7 2DP

- CHAIN FREE
- RESIDENTIAL PARKING
- LARGEST TWO BEDROOM APARTMENTS IN WGC
- MASSES OF STORAGE
- CLOSE BY TO LOCAL AMENITIES & SCHOOLS
- LOW SERVICE CHARGE AND GROUND RENT
- SEPARATE DINING ROOM





## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** Larger than average TWO DOUBLE BEDROOM FIRST FLOOR apartment measuring a STAGGERING 72 SQ/M. The property benefits from TWO RECEPTION ROOMS, gas central heating and a REMARKABLE amount of STORAGE with SIX CUPBOARDS IN THE HALLWAY. Having a separate kitchen and dining area is a great bonus. This property is in a convenient residential location with easy access to the A414 and A1M. 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 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

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### ACCOMMODATION

#### COMMUNAL ENTRANCE

Security intercom door. Quarry tiled floors and staircase.

#### APARTMENT ENTRANCE

Large entrance hall with SIX large storage cupboards!

#### LIVING ROOM

3.90m x 3.66m (12' 10" x 12' 0")

#### DINING ROOM

3.27m x 2.07m (10' 9" x 6' 9")

#### KITCHEN

2.6m x 2.3m (8' 6" x 7' 7") Range of wall and base units, integrated fridge/freezer and cooker. Window to the rear elevation.

#### BEDROOM ONE

3.67m x 2.80m (12' 0" x 9' 2") Large alcove, window to the south easterly facing aspect.

#### BEDROOM TWO

3.67m x 2.67m (12' 0" x 8' 9") Large alcove, window to the south easterly facing aspect.

#### BATHROOM

Panel bath with shower attachment, pedestal sink, window for ventilation.

#### SEPARATE W/C

Low level w/c and window for ventilation.

### EXTERNAL

Unrestricted residents 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.

### LEASE INFORMATION

Lease: \*\*\* Years remaining  
Service Charge: £\*\*\* for the annum. Includes buildings insurance and £\*\* Ground Rent for the annum.

### 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>	<b>78</b>	<b>78</b>
(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	

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