



44 Russett House, Russett Wood, WELWYN GARDEN CITY, Hertfordshire, AL7 2HQ

- CHAIN FREE
- OPEN PLAN KITCHEN LIVING ROOM
- PLENTY OF RESIDENTS PARKING WITH EV CHARGING POINTS
- QUIET CUL-DE-SAC LOCATION ADJACENT TO
- SMALL BLOCK
- TOP FLOOR (FIRST FLOOR)
- BRICK BUILT SHED
- SUPER LOW SERVICE CHARGE AND ONLY £10 GROUND RENT



PROPERTY DESCRIPTION

****CHAIN FREE**** A wonderful opportunity to acquire this beautifully presented one DOUBLE BEDROOM TOP FLOOR (FIRST FLOOR) apartment, tastefully decorated in contemporary colours. MEASURING A SPACIOUS 46 SQ/M. Featuring a modern OPEN PLAN kitchen breakfast room and a brick built storage facility. Positioned in a small and secure residential block and attaching to only one other property. The property overlooks the communal gardens and parkland beyond. Nestling to the south side of Panshanger in a leafy and QUIET CUL-DE-SAC making the apartment conveniently located for the Panshanger parade of shops with every convenience one could wish for. Morrisons is a stones throw from the property. Plenty of residents parking plus EV charging points. The Moneyhole playing fields and woodland are adjacent to the home. A wonderful first time buy or a great investment with LOW SERVICE CHARGE and only £10.00 GROUND RENT per year. A potential investor could achieve in the region of £1000.00 pcm. Easily accessible to the A414 serving the A10 and A1M. Energy rating C. A viewing comes highly recommended to fully appreciate this great home.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Security intercom access with an upgraded door. Quarry tiled floor, access to the gardens and storage shed.

APARTMENT ENTRANCE

Upgraded composite fire door. All rooms leading off, loft access and large shelved cupboard.

LIVING ROOM

4.4m x 3.3m (14' 5" x 10' 10") A large window overlooking the garden aspect, column radiator.

KITCHEN BREAKFAST ROOM

3.2m x 2.6m (10' 6" x 8' 6") Open plan and leading off the living room. A range of white wall and base units. Freestanding gas cooker, washing machine and fridge/freezer. Window to the rear aspect.

BEDROOM

4.2m x 2.65m (13' 9" x 8' 8") Window to the rear aspect.

BATHROOM

Three piece suite comprising panel bath with shower over, low level w/c and wash hand basin. Window for light and ventilation. Part tiled walls.

COMMUNAL GARDENS

To the rear of the site. Leading out to the Moneyhole parkland.

LEASE INFORMATION

Lease: 85 Years remaining

Service Charge: £47 Per month (April 24- April 25). Includes buildings insurance and ground rent.

Ground rent: £10 for the annum.

COUNCIL TAX BAND B

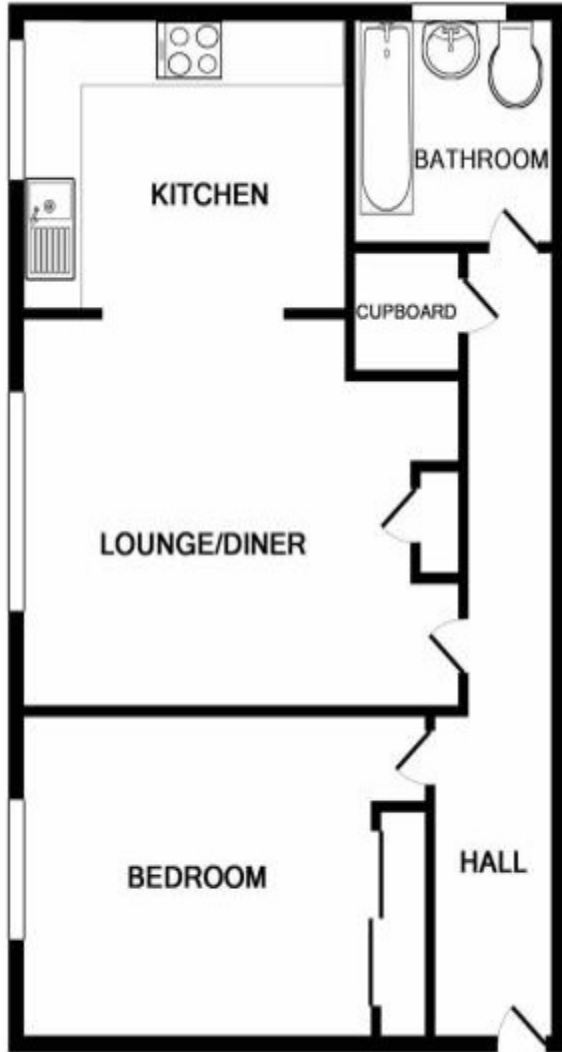
£1,698.78

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.





TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 SQ.M.)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 77 |
| (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 | |

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