

FOR SALE

Offers Over £230,000 Leasehold



36 Baldwins, Welwyn Garden City, Hertfordshire, AL7 2BD

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

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

**** CHAIN FREE **** Larger than average TWO DOUBLE BEDROOM FIRST FLOOR apartment that has been freshly redecorated. 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. 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

ACCOMMODATION

COMMUNAL ENTRANCE

Newly replaced security intercom door. Quarry tiled floors and staircase.

APARTMENT ENTRANCE

Large entrance hall with replacement front door.

LIVING ROOM

Large windows facing west onto playing fields with new carpet

DINING ROOM

Large floor to ceiling windows with storage

KITCHEN

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

BEDROOM ONE

Large alcove, window to the facing west.

BEDROOM TWO

New carpet with window facing west.

BATHROOM

Corner bath with shower attachment, pedestal sink, low level w/c with window for ventilation.

LEASE INFORMATION

Lease: 125 Years From 1988

88 Years remaining

Service Charge: £614.01 for 2024/25. Includes buildings insurance and £10 Ground Rent for the annum.

COUNCIL TAX BAND C

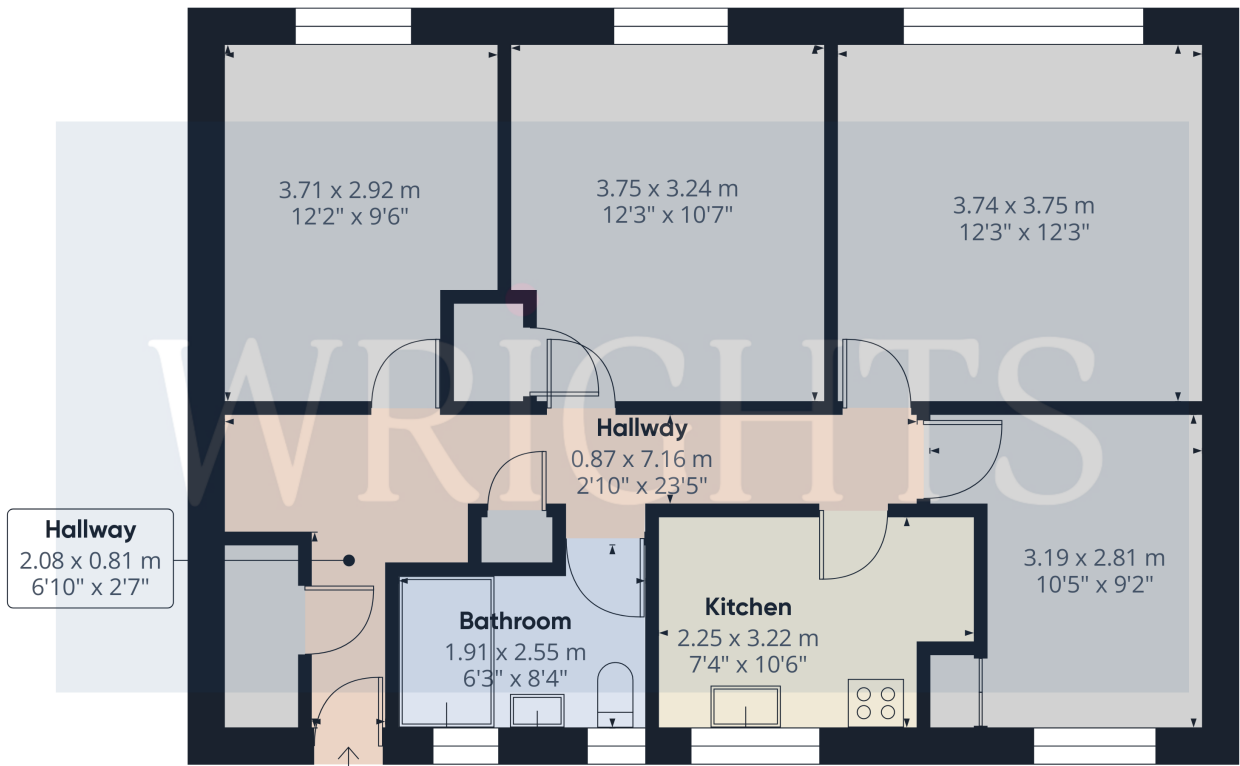
£2,037.07

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.



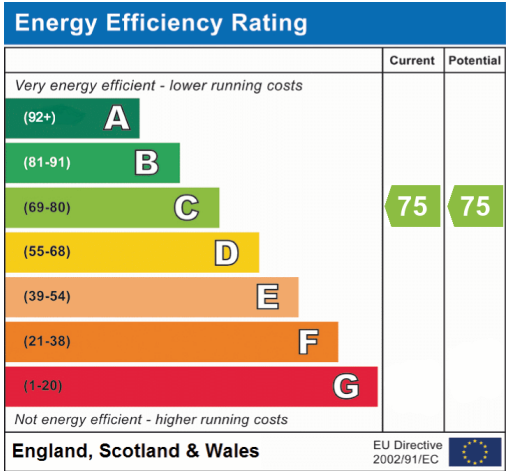


Approximate total area[®]
68.81 m²
740.67 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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