



# 11 Russett House, Russett Wood, Welwyn Garden City, Hertfordshire. AL7 2HQ

- CHAIN FREE SALE ENSURING A SWIFT AND EFFICIENT PURCHASE
- IN NEED OF MODERNISATION- IDEAL PROJECT TO CREATE YOUR VERY OWN FINISH
- LOW SERVICE CHARGE AND £10 GROUND RENT
- ATTRACTIVELY PRICED
- EPC RATING: E
- CLOSE TO PARKLAND WALKS AND AMENITIES
- PLENTY OF RESIDENTS PARKING WITH EV CHARGING POINTS
- TOP FLOOR
- LARGE PRIVATE STORAGE SHED TO THE GROUND FLOOR
- COUNCIL TAX BAND: B

Length of Lease: 85 Years

Ground Rent: £10

Service Charge: £483