



WRIGHTS

# Tansycroft, WELWYN GARDEN CITY, Hertfordshire, AL7 2DS

- CHAIN FREE
- TWO RECEPTION ROOMS AND SEPARATE KITCHEN
- LOW SERVICE CHARGE AND GROUND RENT
- MAINTAINED COMMUNAL AREAS
- CUL-DE-SAC
- CLOSE TO PANSHANGER SHOPS AND RENOWNED SCHOOLING
- TWO LARGE DOUBLE BEDROOMS
- SUPERB ACCOMMODATION MEASURING 72 SQ/M

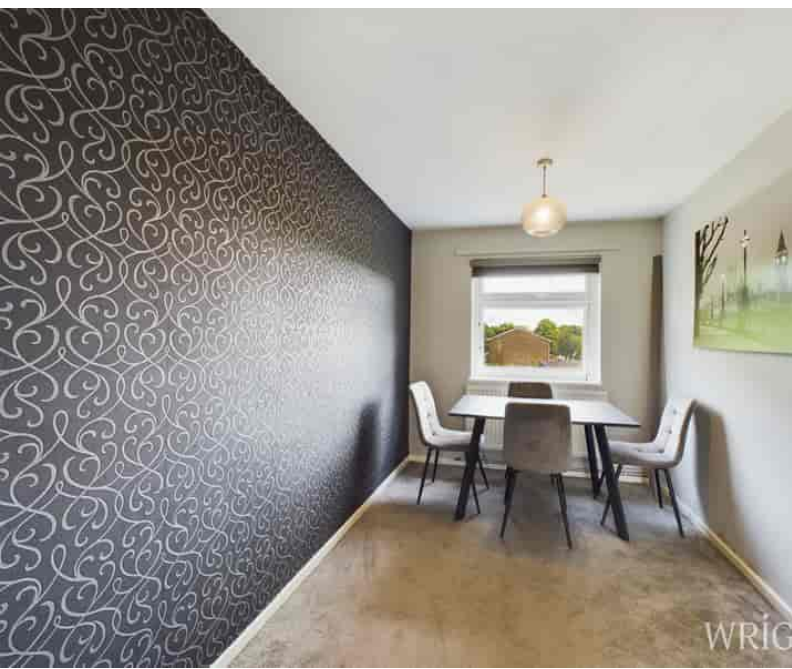


## PROPERTY DESCRIPTION

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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 superb amount of STORAGE with FOUR CUPBOARDS IN THE HALLWAY AND EXTERNAL BRICK BUILT SHED. Having a separate kitchen and dining area is a great bonus. This property is in a QUIET CUL-DE-SAC residential location with easy access to the A414 and A1M. Secure entry phone system. This apartment benefits from LOW SERVICE CHARGE and GROUND RENT. The flat Front door has been upgraded. COMMUNAL GARDENS to enjoy and plenty of unrestricted residents bay and street parking. Panshanger

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 hallways and stairwells, there are only six flats in this entry.

#### APARTMENT ENTRANCE

A large and inviting hall, immediately you are met with a large alcove which is ideal for hanging coats and storing shoes. The boiler cupboard is to the right (combi boiler). There are Three additional large storage cupboards.

#### LIVING ROOM

Spacious yet cosy, the large window overlooks the grounds below and there is a media wall to enjoy.

#### DINING ROOM

A dedicated dining area which is ideal for family dinners. Neighbouring homes have combined the kitchen and dining room to create one large room. Window to the front elevation.

#### KITCHEN

A great range of white gloss wall and base units. Integrated oven, inset hob and extractor. Space for larder fridge/freezer and washing machine. Window to the front elevation.

#### BEDROOM ONE

A large double bedroom with alcove ideal for fitted wardrobes. Window to the garden elevation.

#### BEDROOM TWO

Another superb double bedroom, again with an alcove and window to the garden elevation.

#### BATHROOM

An over sized bathroom which has been upgraded and offers a white three piece suite, two windows for ventilation and a tiled finish.

### COMMUNAL GARDENS

Maintained and carefully attended to also by the residents. Calm and peaceful green spaces to enjoy to the front and rear of the block.

### PARKING ARRANGEMENTS

Unrestricted street and bay parking. There are garages which are available to let subject to availability: [www.welhat.gov.uk/garages](http://www.welhat.gov.uk/garages)

### LEASE INFORMATION

Lease: 86 years remaining

Service Charge: £52.73 per month (2024-2025). Includes buildings insurance.

Ground Rent: £10 for the annum.

### COUNCIL TAX BAND C

£1,941.47

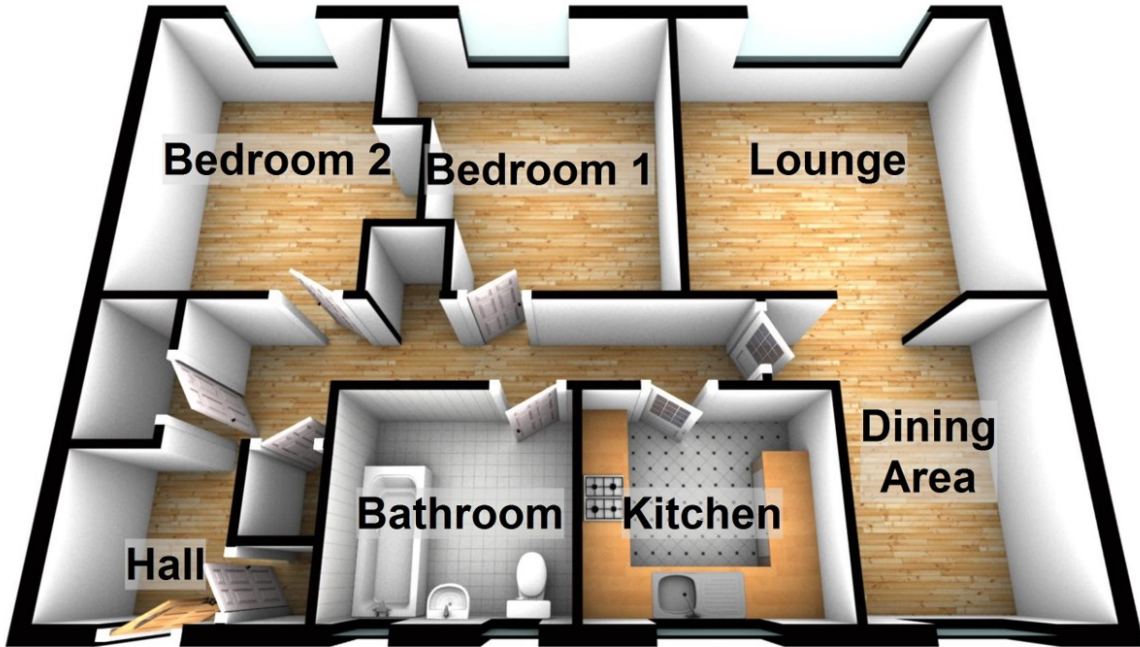
### ABOUT PANSHANGER

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.





Approx. 71.9 sq. metres (773.4 sq. feet)



Total area: approx. 71.9 sq. metres (773.4 sq. feet)

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>	80	80
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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