

REDUCED

Offers Over £200,000 Leasehold Share of Freehold



WRIGHTS

57 Ramblers Way, WELWYN GARDEN CITY, Hertfordshire, AL7 2JU

- CHAIN FREE
- SHARE OF FREEHOLD MAISONETTE WITH ZERO GROUND RENT AND SERVICE CHARGES
- PRIVATE GARDEN AND PARKING
- FIRST FLOOR WITH LOFT
- PRIVATE ENTRANCE
- IDEAL FIRST TIME BUY OR INVESTMENT WITH POTENTIAL RENTAL ACHIEVEMENT OF £1250 PCM
- LEAFY CUL-DE-SAC

WRIGHTS

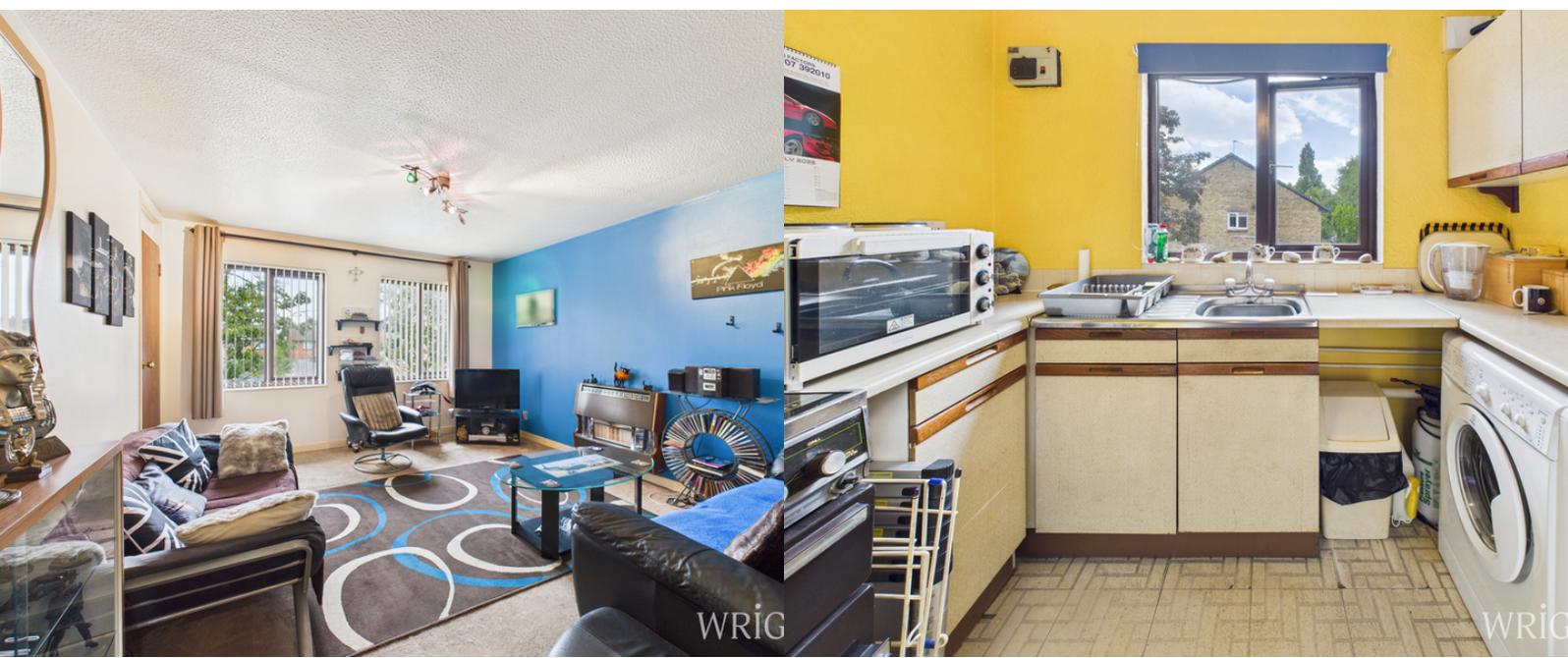
Wrights of W G C
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PROPERTY DESCRIPTION

**** CHAIN FREE** SHARE OF FREEHOLD, NO SERVICE CHARGE OR GROUND RENT! **FIRST FLOOR MAISONETTE WITH PRIVATE ENTRANCE AND GARDEN**** A rare opportunity to buy in this quiet and leafy CUL-DE-SAC set in a popular residential location. This is a property which offers a blank canvass and would be perfect for a first home or investment. Open plan lounge and dining space, is easily large enough for sofas and dedicated dining area,. The bedroom overlooks the PRIVATE GARDEN. The property also benefits from a PRIVATE PARKING BAY. Positioned a short walk to the local Panshanger parade of shops, Morrisons supermarket and petrol station, additionally there are beautiful open countryside walks. The A1M, A414 and A10 are all within a short drive and Welwyn Garden Centre with the Mainline station serving Kings Cross in under 30 minutes is a short drive away. The historic town of Hertford is only 4.5 miles away. Once refurbished, a potential investor could achieve in the region of £1250 pcm. Energy rating...



ROOM DESCRIPTIONS

PORCH

Providing a private access to the property which is an ideal area to hang coats. The staircase leads to the front door.

OPEN PLAN LIVING ROOM

A spacious room with window to the front elevation. There is also a large storage cupboard.

KITCHEN

Leading off of the dining area, there is a window to the side elevation. Some homeowners have incorporated this space to create a fully open plan kitchen/ living room.

LOBBY

Airing cupboard and access to the bedroom and bathroom.

BEDROOM

There is a large alcove for fitted wardrobes and window to the rear garden aspect which is not overlooked.

BATHROOM

Window to the rear elevation. Similar properties have re configured the bathroom to place the bath under the window to maximise on space.

GARDEN

A private garden which is accessed via a side gate. The garden is enclosed and there is a wooded area beyond.

PARKING ARRANGEMENTS

A private parking bay which is just a few yards from the property and in a private parking facility. Additional unrestricted parking for visitors.

MATERIAL INFORMATION

50/50 Share of freehold with the neighbouring maisonette on the ground floor. Zero service charges and zero ground rent to pay. 81 Year lease remaining. From experience with similar properties, the lease could potentially be extended upon completion, this a

relatively simple exercise with just small legal costs required. This has already been reflected in the asking price.

Council Tax Band B.

ABOUT PANSHANGER

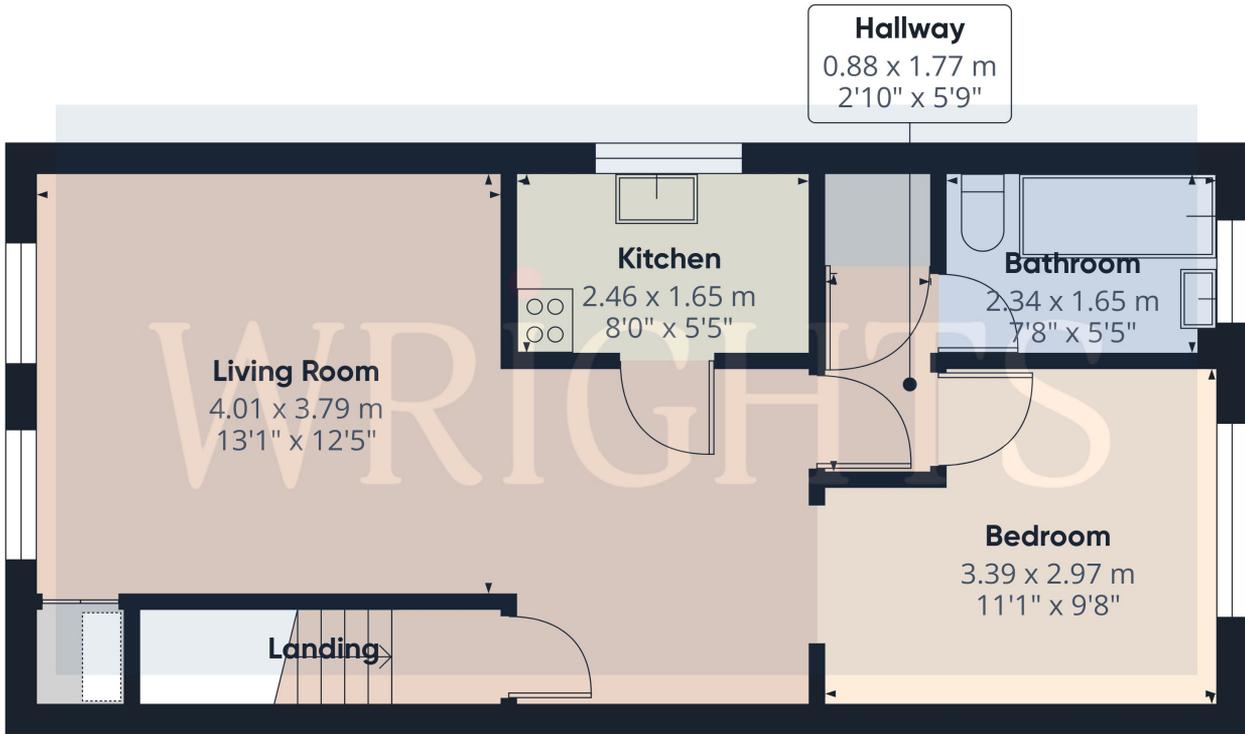
Panshanger, nestled in the vibrant Welwyn Garden City, offers a perfect blend of suburban tranquility and modern convenience. Surrounded by lush green spaces, including the expansive Moneyhole Park, residents enjoy a lifestyle enriched by nature, with numerous walking and cycling paths that invite exploration. The community thrives with local amenities, including the Panshanger shops, which provide a variety of, shops, and essential services, making everyday life both convenient and enjoyable. Families are drawn to the area due to its highly regarded schools, such as Panshanger Primary School, fostering a strong sense of community. The excellent transport links, including proximity to major roads and the mainline station, provide easy access to London and beyond, appealing to commuters who desire a peaceful retreat from the city hustle. Overall, Panshanger combines the charm of traditional living with the ease of contemporary amenities, making it a desirable place to call home.

BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



FLOORPLAN & EPC



Approximate total area^m
43.7 m²
471 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(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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