



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
- CLOSE TO PARKLAND WALKS AND AMENITIES
- PLENTY OF RESIDENTS PARKING WITH EV CHARGING POINTS
- TOP FLOOR
- LARGE PRIVATE STORAGE SHED TO THE GROUND FLOOR



PROPERTY DESCRIPTION

****CHAIN FREE**** A Large one bedroom TOP FLOOR flat in a small block, neatly tucked away at the END OF A CUL-DE-SAC. IN NEED OF TOTAL MODERNISATION and priced accordingly for a swift and efficient sale! Oozing with potential for First time buyers or investors with potential rental value of £1,000 Pcm. The property offers generous room sizes, plenty of storage with the benefit of a GROUND FLOOR COVERED STORAGE SHED. There are communal gardens to enjoy and plenty of residents parking with EV CHARGING POINTS. The property benefits from SUPER LOW SERVICE CHARGES and ONLY £10 GROUND RENT! 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 property has been attractively priced considering the works required and lease length which have all been factored in.



ROOM DESCRIPTIONS

COMMUNAL ENTRANCE HALL

Security entry door accessed via intercom. Quarry tiled hallway which leads to the rear garden area. There is also a lockable storage shed.

ENTRANCE HALL

A spacious hall with the benefit of storage cupboards.

LIVING ROOM

Window to the rear elevation.

KITCHEN

Window to the rear elevation. Similar properties on the site have created an open plan kitchen/ living room by removing the stud wall.

BEDROOM

Window to the rear elevation, loft access.

BATHROOM

Window to the side elevation.

COMMUNAL GARDENS

Maintained communal green spaces to enjoy. The gardens lead out to the Moneyhole playing fields.

PARKING ARRANGEMENTS

Unrestricted residents parking bays with EV charging points.

MATERIAL INFORMATION

Lease: 85 Years remaining

Service Charge: £483.61 Includes buildings insurance and ground rent of £10.00. April 25- March 26.

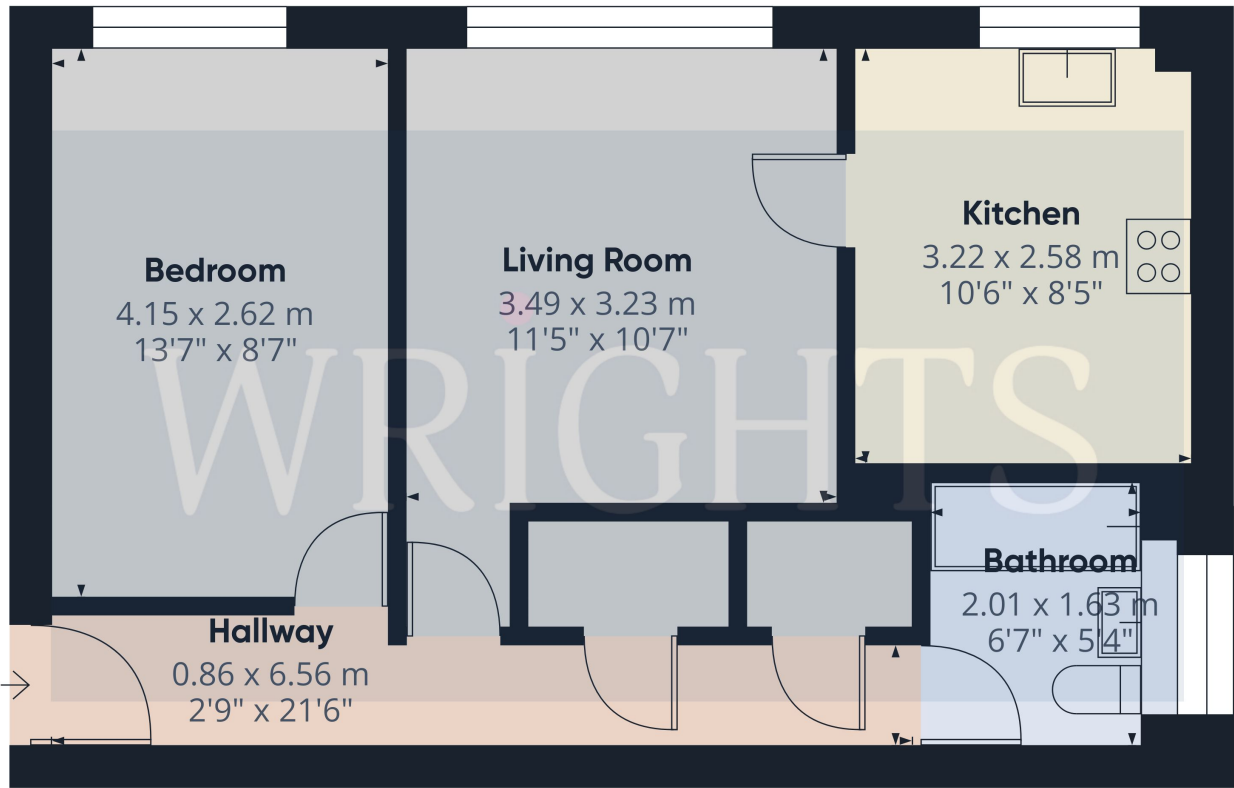
Council Tax Band B.

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.



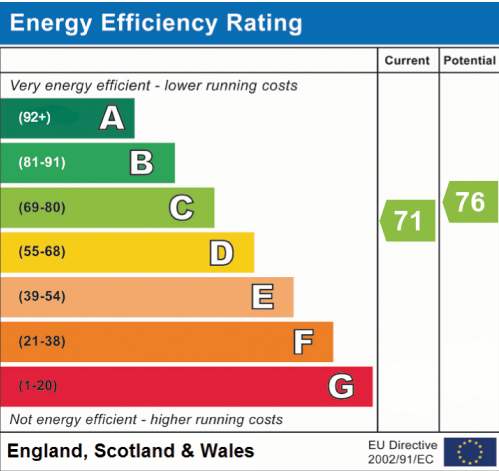


Approximate total area^m
43.1 m²
464 ft²

(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



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