

FOR SALE

£185,000 Leasehold



10 Leysdown, Welwyn Garden City, Hertfordshire, AL7 2PY

- CHAIN FREE
- GROUND FLOOR APARTMENT
- RESIDENTS PRIVATE GARDENS
- PRIVATE ALLOCATED PARKING BAY
- CUL-DE-SAC
- QUIET PANSHANGER LOCATION
- IDEAL FIRST TIME BUY OR BUY TO LET



PROPERTY DESCRIPTION

****CHAIN FREE**** A GROUND FLOOR flat positioned in a SMALL PRIVATE BLOCK at the heart of a popular CUL-DE-SAC in the Panshanger area. EXTENDED LEASE AND LOW CHARGES! A well proportioned property and presented in a well maintained condition. Leysdown offers a PRIVATE RESIDENTS GARDEN and PRIVATE ALLOCATED PARKING. Nestling adjacent to the Moneyhole Playing fields. The Panshanger parade of shops are close by with every convenience one could wish for. A wonderful first time buy or a great investment with potential rental achievement of £1000 pcm.



ROOM DESCRIPTIONS

COMMUNAL ENTRANCE

Security intercom access.

APARTMENT ENTRANCE

Spacious hallway with a large airing cupboard offering plenty of storage.

LIVING ROOM

Window to the garden elevation.

KITCHEN

A range of wall and base units. White goods included in the sale. Window to the side garden.

BEDROOM

Window to the rear gardens.

BATHROOM

Three piece white suite comprising panel bath with shower over, low level w/c and pedestal sink. Fully tiled walls, chrome heated towel rail for comfort and window for ventilation.

COMMUNAL GARDENS

Secure gated gardens, laid to lawn and trees to the rear with the Moneyhole playing fields beyond.

PARKING ARRANGEMENTS

Private bay parking allocated to each flat.
Unrestricted street parking.

LEASE INFORMATION

Lease: 151 Years remaining
Service Charge: £960 for the annum, includes buildings insurance.
Ground Rent: Peppercorn.

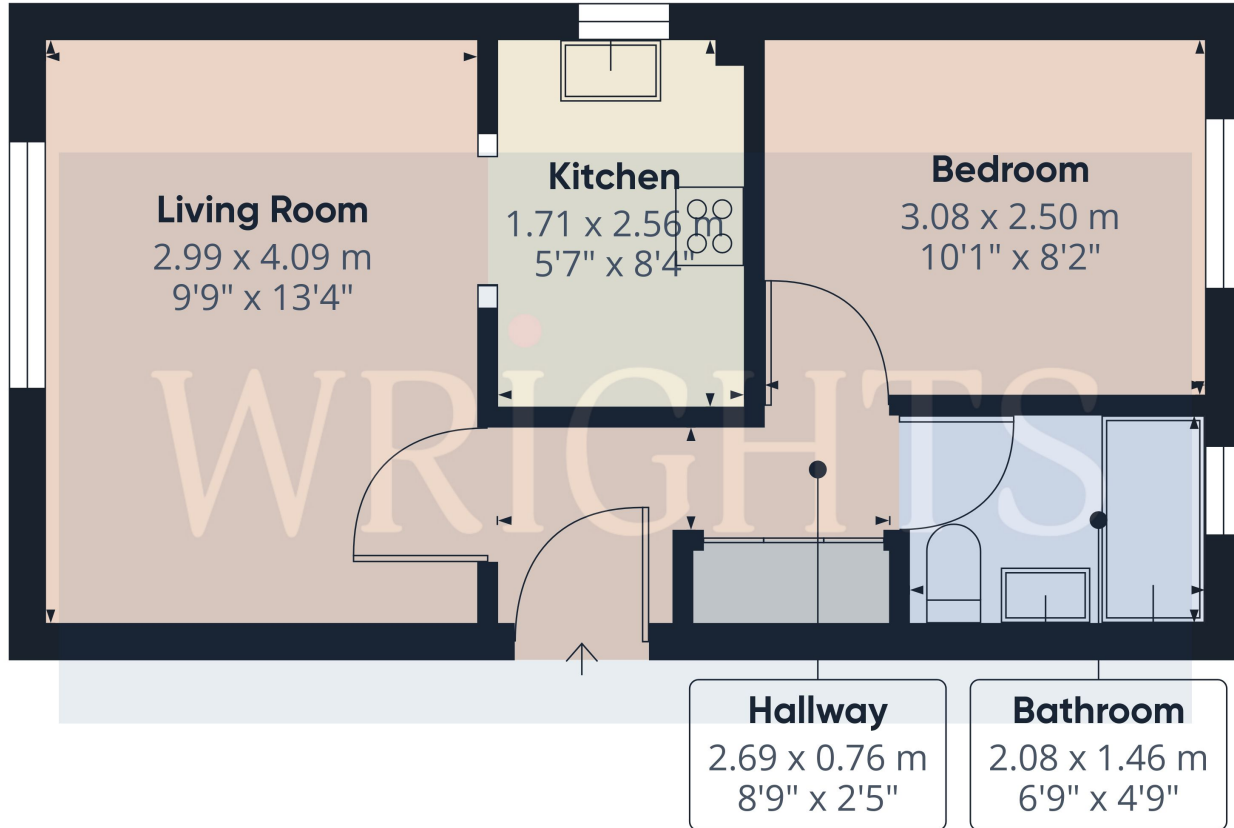
ABOUT PANSHNAGER

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.



FLOORPLAN & EPC

WRIGHTS



WRIGHTS

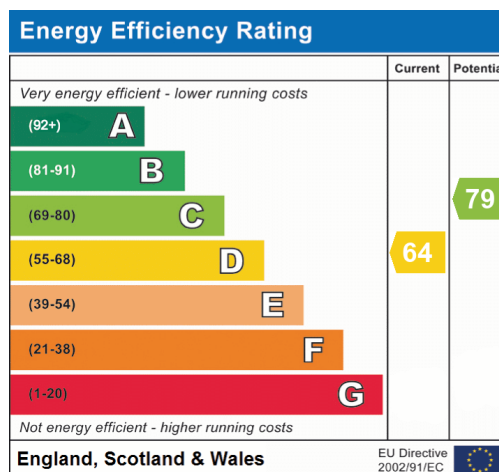
Approximate total area[®]
31.36 m²
337.56 ft²

(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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