



# 40, Tempsford

WELWYN GARDEN CITY,  
Hertfordshire, AL7 2PB

Offers in Excess of £230,000

country  
properties

An ideal place to start... A well presented two bed, first floor apartment on the popular Panshanger development with refitted kitchen and bathroom, offered chain free.

- CHAIN FREE
- BATHROOM WITH SHOWER
- COMMUNAL PARKING
- RECENTLY REFITTED KITCHEN WITH BUILT IN APPLIANCES
- FRESHLY DECORATED
- TWO BEDROOM FIRST FLOOR APARTMENT
- 1 ALLOCATED PARKING SPOT

#### Ground Floor

##### Communal Entrance Hall

Door to communal entrance hall. Telephone entry system. Stairs to all floors with inner lobby doors opening to each floor.

#### First Floor

##### Entrance Hall

Door to Entrance Hall. Telephone entry system. Dimplex wall mounted storage heater. Ceiling coving. Double doors to storage cupboard housing the hot water cylinder and header tank with slatted shelving over and tumble dryer. Doors to all rooms.

##### Lounge/Dining Room

A dual aspect room with replacement UPVC double glazed window to front and side aspect. Two wall mounted Dimplex heaters. Ceiling coving.



## Kitchen

A modern refitted kitchen with laminate worktop. Grey fronted cupboards above and below with stainless steel handles. Integrated stainless steel electric oven with further electric hob over. Space and plumbing for automatic washing machine. Space for a tall fridge freezer. Stainless steel sink with mixer tap over. Replacement UPVC double glazed window to side. Ceramic wall tiling, wood effect laminate flooring. Wall mounted electric heater.

## Master Bedroom

Replacement UPVC double glazed window to the front. Dimplex wall heater. Fitted double wardrobe with full and part length hanging rail within and low level drawers to side.

## Bedroom Two

Replacement UPVC double glazed window to the side. Wall mounted heater. Ceiling lighting. Fitted wardrobe unit with inset down lighters, full length hanging rail and drawers to side.

## Bathroom

Suite comprising of a panelled bath with taps over and Triton electric shower above. Pedestal wash hand basin with mixer tap over and a low level push flush WC. Ceramic tiled splash backs and part ceramic tiled walls. Ceramic tiled flooring. Shaver point. Ceiling lighting. Dimplex fan. Obscure replacement UPVC double glazed window to the front.

## Outside

### Communal Garden

To the side and rear of the property there are communal gardens which are mainly laid to lawn with hedge surround. There is a communal drying area and access to parking. To the front of the property there is a bike store and bin store area.

## Agents Notes

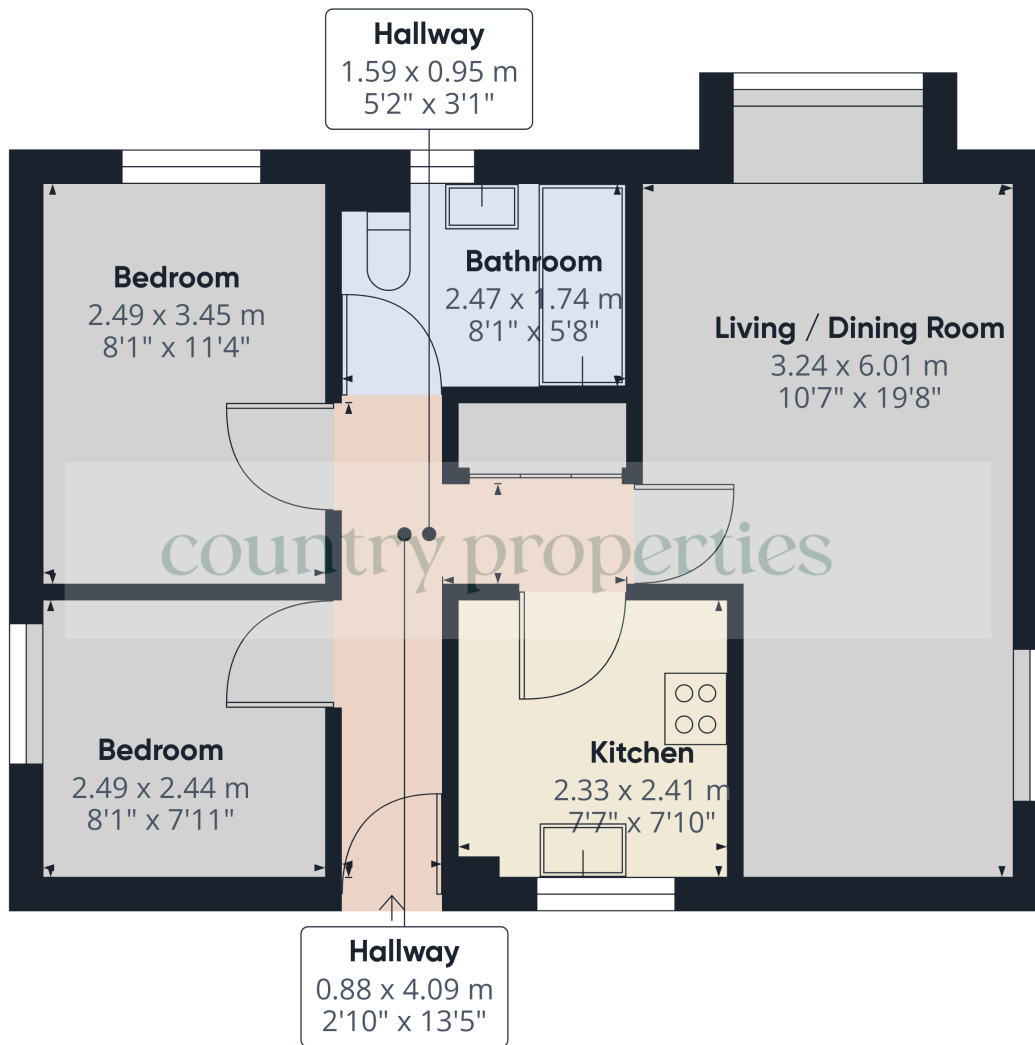
Tenure: Leasehold - 961 years remaining.

Council Tax Band- C £1885 P.A.

EPC Rating: C (71)

Maintenance Charges 2024: £2680 P.A.



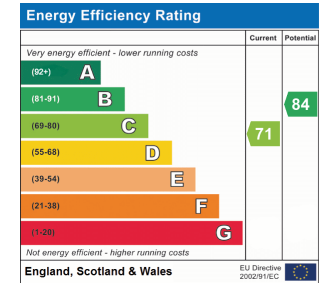


Approximate total area<sup>(1)</sup>  
 49.71 m<sup>2</sup>  
 535.07 ft<sup>2</sup>

(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.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

## Viewing by appointment only

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