

REDUCED

£130,000 Leasehold Share of Freehold



WRIGHTS

18 Andrewsfield, Welwyn Garden City, Hertfordshire, AL7 2PQ

- LEASEHOLD SHARE OF FREEHOLD
- TOP FLOOR APARTMENT
- NO GROUND RENT
- CLOSE TO PANSHANGER SHOPS
- PLENTY OF OFF STREET PARKING
- CUL DE SAC LOCATION
- LOFT ACCESS

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

****SHARE OF FREEHOLD AND LONG LEASE**** TOP FLOOR studio apartment which is located in a QUIET LOCATION of Panshanger in a CUL-DE-SAC. Lovely starter home or INVESTMENT property with plenty of potential to maximise the space in the apartment with the addition of loft for storage. The location is incredibly convenient, with the Panshanger shops just around the corner, providing all the necessary amenities. Picturesque parkland walks are also nearby. For commuters, the A414 and A1M are easily accessible, while the town centre and mainline station are just a short drive away, ensuring convenient transit options. Energy rating C. An investor could achieve in the region of £850 pcm.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL HALLWAY

Security intercom access with well lit communal area and outside.

ENTRANCE LOBBY

OPEN PLAN LIVING AREA

Plenty of space for a bed and furniture with a lovely bay window allowing the light to flood in.

KITCHEN

Kitchen has space for a fridge/ freezer, cooker. A flexible room with plenty of space for reconfiguration.

SHOWER ROOM

A three piece suite. Airing cupboard which has space to put a washing machine.

PARKING ARRANGEMENTS

Plenty of off street residents parking bays which are unrestricted.

EXTERNAL FACILITIES

Bin Store

Bike Store

Communal wash line

LEASE DETAILS

999 Year lease from 2008 with benefit of a share of freehold

982 Years remaining

service charge £972.00

No ground rent

COUNCIL TAX BAND

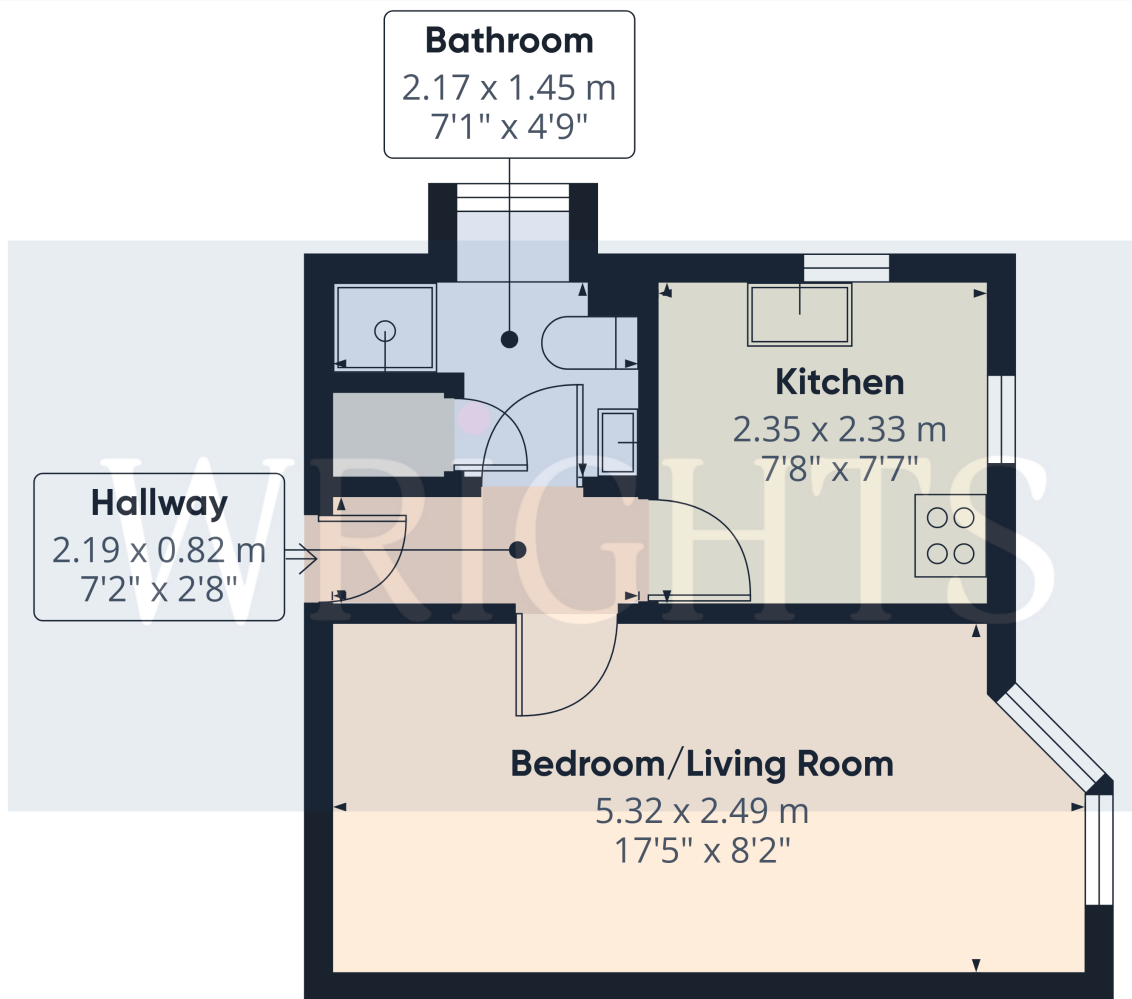
£1,782.43

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.






Approximate total area^m

23.1 m²
248 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(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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