



# 10 Dalewood, Welwyn Garden City, Hertfordshire, AL7 2JR

- EXTENDED LEASE AND ZERO GROUND RENT
- TOP FLOOR APARTMENT
- NEW KITCHEN & BATHROOM
- RESIDENTIAL PARKING
- MOTIVATED VENDORS
- PARKLAND WALKS CLOSE BY
- LOCAL AMENITIES CLOSE BY
- SMALL BLOCK
- REPLACEMENT BOILER LAST YEAR
- CUL DE SAC LOCATION





## PROPERTY DESCRIPTION

**\*\* EXTENDED LEASE \*\*** A warm and welcoming TOP FLOOR apartment positioned in a PRIVATE BLOCK OF JUST 5 APARTMENTS. A perfect first time purchase or down size move. Positioned in a quiet and leafy CUL-DE-SAC in the ever popular Panshanger area. Features include a REFITTED KITCHEN AND BATHROOM with high quality fixtures and fittings as well as a NEW REPLACEMENT BOILER LAST YEAR. A wonderful and cosy home with plenty of storage facilities. Also benefiting from a LOW SERVICE CHARGE and no GROUND RENT. Plenty of parking with private facility and additional unrestricted street parking. Conveniently located being within walking distance to a wide selection of schools and open countryside walks with the Moneyhole playing fields positioned adjacent to the home. The Panshanger parade of shops with its wide selection are close by. A short drive to Welwyn Garden City centre where you will find the mainline station serving Kings Cross and Moorgate in under 30 minutes. The A14 serving the A10 and A1M are also a short drive from the property. Energy rating D. A must view property to appreciate the homes noteworthy features.





## ROOM DESCRIPTIONS

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### ACCOMMODATION

#### COMMUNAL ENTRANCE

Security intercom access with staircase to the top floor servicing just your front door.

#### APARTMENT ENTRANCE HALL

Two storage cupboards, all rooms leading off.

#### LIVING ROOM

A delightful room which offers great space. Dedicated dining area and living space. Two windows to the front elevation.

#### KITCHEN

A wonderful range of modern wall and base units with integrated appliances, including a wine fridge with quartz worktops. Window for ventilation.

#### BEDROOM ONE

A sizeable bedroom with built in wardrobes, window to the rear elevation.

#### BATHROOM

A three piece suite comprising panel bath with shower over, low level w/c and sink with vanity unit. The walls are partly tiled and for comfort there is a chrome heated towel rail. For ventilation, there is a window.

#### PARKING ARRANGEMENTS

Residents private parking bays. Unrestricted street parking.

### LEASE INFORMATION

Lease: 178 Years remaining

Ground Rent: £0 for the annum

Service Charge: £514.49 Per annum

### COUNCIL TAX BAND B

£1,782.43

### ABOUT PANSHANGER

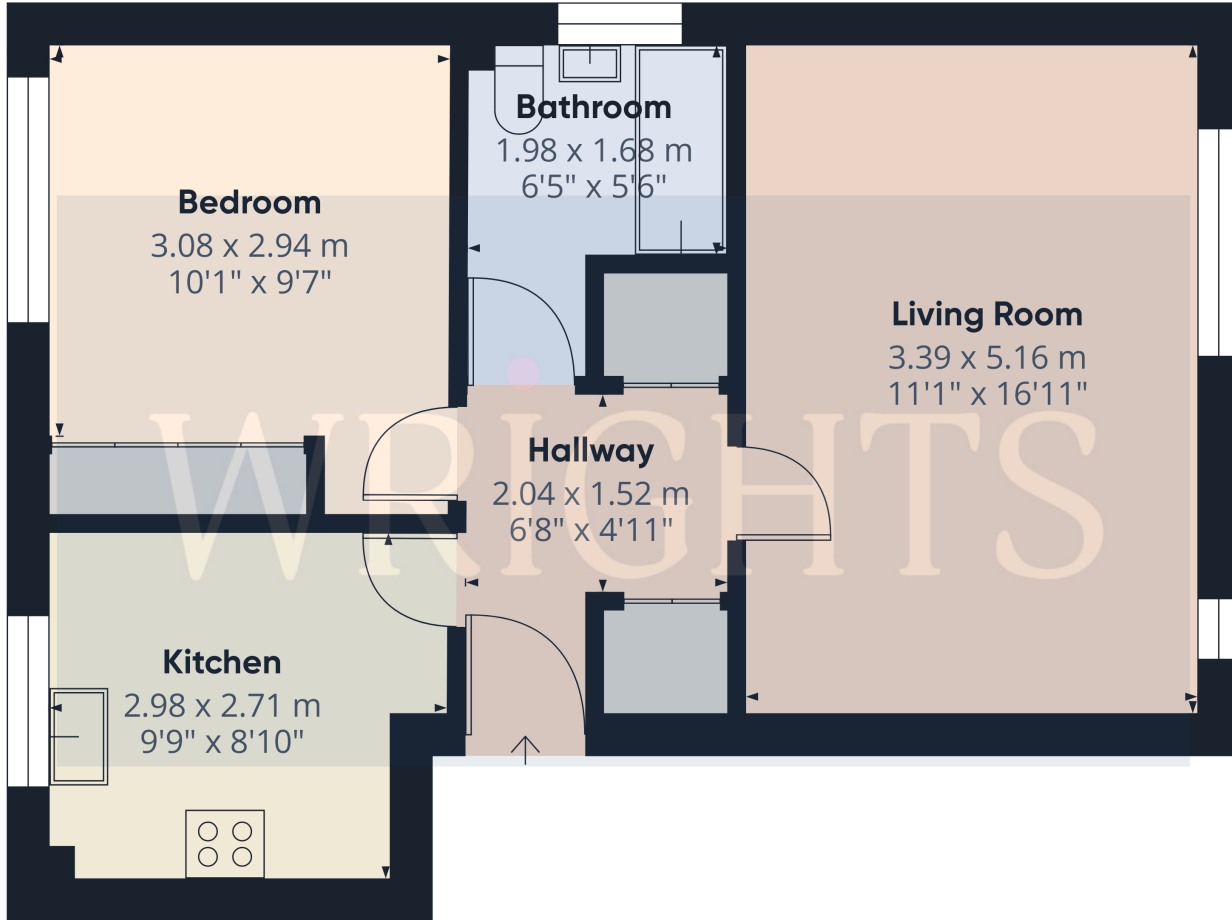
Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently 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.



# FLOORPLAN & EPC

WRIGHTS



WRIGHTS

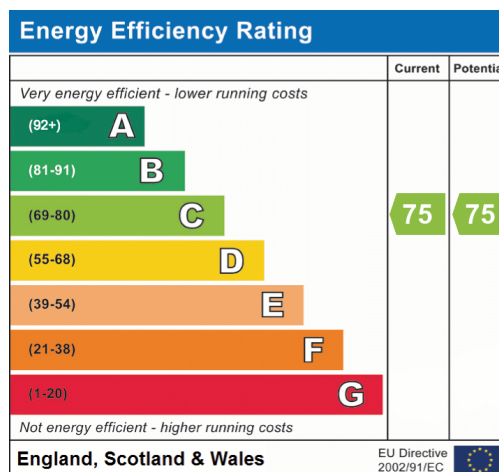
Approximate total area<sup>m</sup>  
45.8 m<sup>2</sup>  
494 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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