

REDUCED

£140,000 Share of Freehold



WRIGHT

# 33 Andrewsfield, Welwyn Garden City, Hertfordshire, AL7 2PQ

- CHAIN FREE
- FRESHLY PAINTED
- AMPLE PARKING
- GREAT FIRST TIME BUY
- GROUND FLOOR
- SHARE OF FREEHOLD BEING REGISTERED
- BUY TO LET INVESTMENT

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\*\*** GROUND FLOOR studio apartment which is located in a quiet location of Pansganger in a CUL-DE-SAC. Lovely starter home or investment property with plenty of potential to maximise the space in the apartment. 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 center 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. The property will be sold on a chain free basis.



## ROOM DESCRIPTIONS

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### ACCOMMODATION

#### COMMUNAL HALLWAY

Security intercom access. Security lights and tiled floors. Well maintained area.

#### ENTRANCE LOBBY

#### OPEN PLAN LIVING AREA

Plenty of space for a bed and furniture for a living area. Lovely bay window.

#### 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

Lease extension in the process of being registered and a buyer will benefit from a 999 Years from 1983 and a share of Freehold  
Service Charge: £844 for the annum.  
Zero Ground Rent.

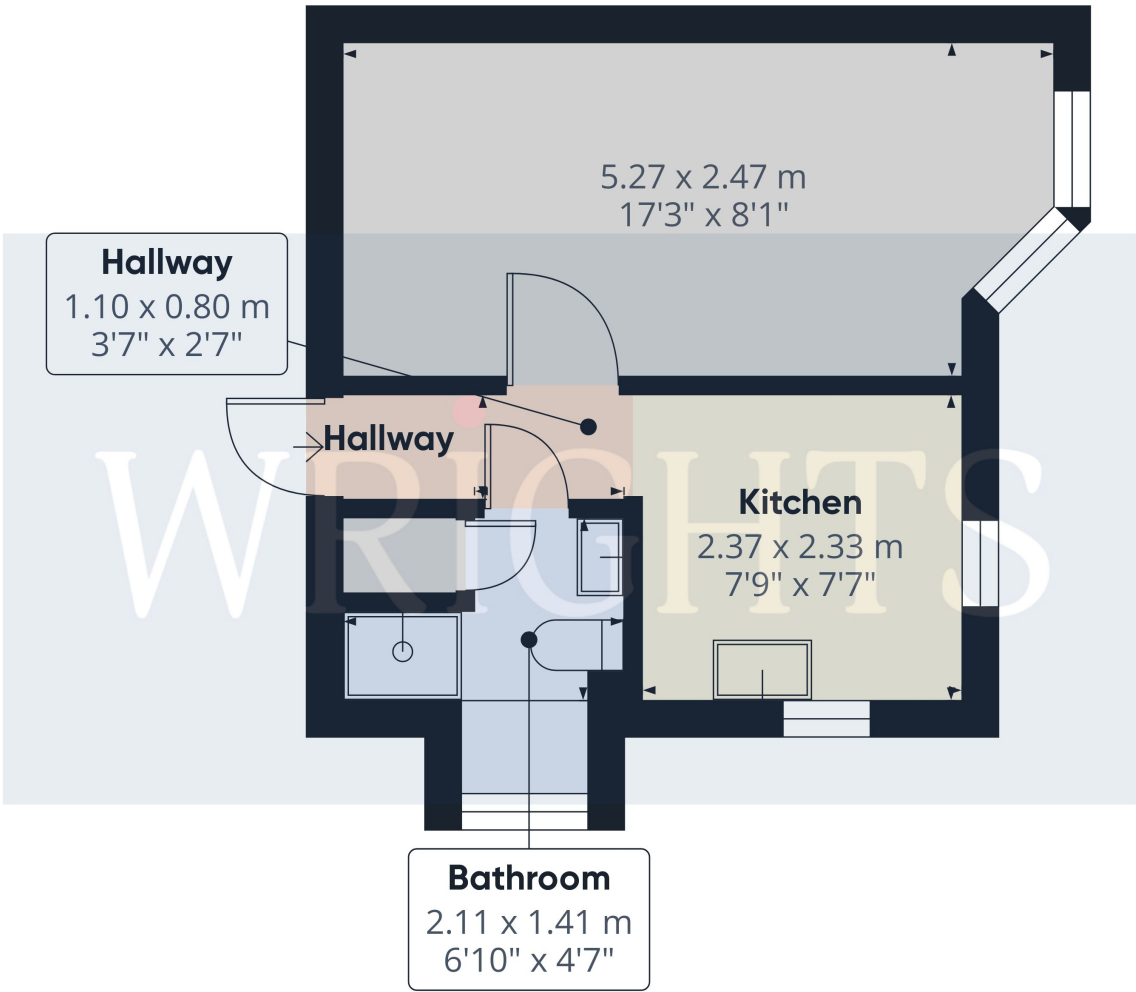
#### COUNCIL TAX BAND B

### 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.





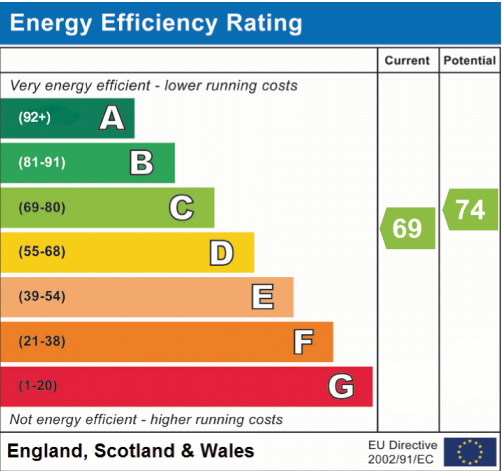
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Approximate total area<sup>®</sup>  
22.67 m<sup>2</sup>  
244.01 ft<sup>2</sup>

(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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