



28 Nettlecroft, WELWYN GARDEN CITY, Hertfordshire, AL7 2DW

- CHAIN FREE
- TOP FLOOR
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS AND SEPARATE KITCHEN
- LOW SERVICE CHARGE AND GROUND RENT
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO RENOWNED PRIMARY AND SECONDARY SCHOOLS
- CLOSE TO PANSHANGER SHOPS
- IN NEED OF REFURBISHMENT
- IDEAL FIRST TIME BUY OR BUY TO LET
- SEVEN STORAGE CUPBOARDS PLUS EXTERNAL SHED



PROPERTY DESCRIPTION

****CHAIN FREE**** Larger than average TWO DOUBLE BEDROOM TOP FLOOR apartment measuring a STAGGERING 72 SQ/M. The property benefits from TWO RECEPTION ROOMS, gas central heating and a remarkable amount of storage with SEVEN CUPBOARDS IN THE HALLWAY PLUS EXTERNAL STORAGE SHED. Having a separate kitchen and dining area is a great bonus. In need of total refurbishment, this is a great opportunity for first time buyers and investors. This property is in a convenient residential location with easy access to the A414 and A1M. Secure entry phone system. This apartment benefits from LOW SERVICE CHARGE and GROUND RENT. All windows have been replaced. COMMUNAL GARDENS to enjoy and plenty of unrestricted residents parking and EV CHARGING POINTS. Shops are within walking distance from the block and there are a selection of Ofsted "Good" schools within close proximity. The town centre is just a short drive or a 20 minute brisk walk where you will find the mainline station serving Kings Cross and Moorgate. This is a must see to appreciate the size of this property. After refurbishment, an investor could achieve in the region of £1250 PCM. Energy Rating D.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Security intercom entrance. Quarry tiled hallways and stairwells. Dedicated bin store. Private storage shed opposite the flat front door.

FLAT ENTRANCE HALL

A spacious entrance hall which includes SEVEN storage cupboards.

LIVING ROOM

Window to the leafy Moors Walk elevation.

DINING ROOM

Window to the car park elevation.

KITCHEN

A spacious kitchen with window to the car park elevation. Many residents have created a open plan kitchen/ diner by removing the wall between (subject to building regulation approval).

BEDROOM ONE

Large double bedroom with alcove and window to the Moors Walk elevation.

BEDROOM TWO

Another double bedroom with alcove and window to the Moors Walk elevation.

BATHROOM

Larger than average, a three piece suite and two windows for ventilation and for comfort there is a heated chrome towel rail.

PARKING ARRANGEMENTS

Unrestricted residents parking bays plus EV charging bays! Garages are available to rent (subject to availability) <https://www.welhat.gov.uk/garages>

LEASE INFORMATION

Lease: 83 Years remaining. Note: the sellers have obtained a lease extension quote which is valid for 6 months from 06/03/2024 which will increase the lease by an additional 90 years. The quote has been reflected in the asking price. The lease can be extended immediately by a new purchaser upon completion.

Service Charge: £734.48 for the annum (23-24)
Includes £10 ground rent for the annum and buildings insurance.

COUNCIL TAX BAND B

£1698.90

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.



