



WRIGHTS

## 2 Ramblers Way, Welwyn Garden City, Hertfordshire, AL7 2JX

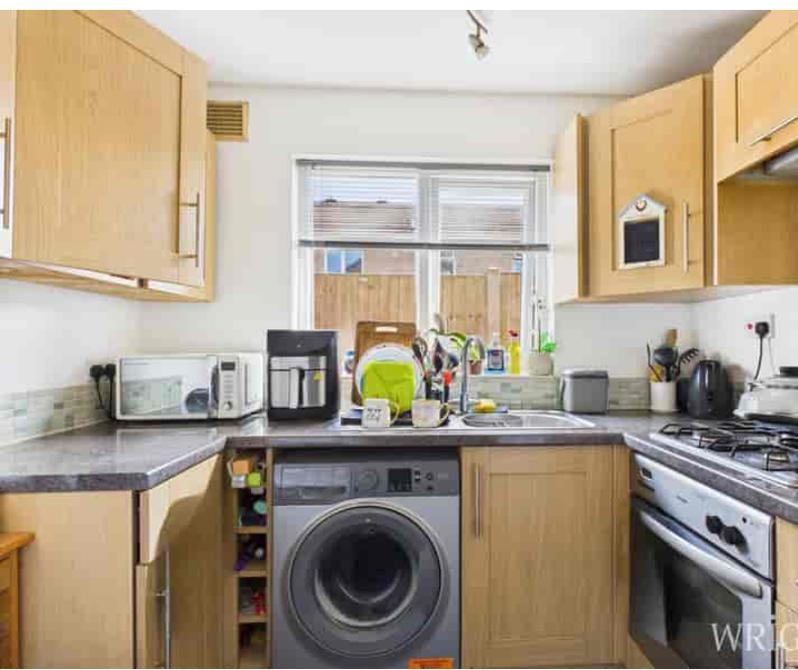
- GROUND FLOOR MAISONETTE WITH PRIVATE FRONT DOOR AND GARDEN
- SHARE OF FREEHOLD BEING REGISTERED WITH ZERO SERVICE CHARGES AND ZERO GROUND RENT EXTENDED LEASE
- CUL-DE-SAC IN A POPULAR RESIDENTIAL LOCATION
- PRIVATE PARKING AND PRIVATE GARDEN
- GAS CENTRAL HEATING
- WALKING DISTANCE TO PANSHANGER SHOPS AND OPEN COUNTRYSIDE
- ZERO SERVICE CHARGE AND ZERO GROUND RENT



## PROPERTY DESCRIPTION

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**\*\*SHARE OF FREEHOLD, NO SERVICE CHARGE OR GROUND RENT! \*\*GROUND FLOOR MAISONETTE WITH PRIVATE ENTRANCE AND GARDEN\*\*** A rare opportunity to buy in this quiet and leafy CUL-DE-SAC set in a popular residential location. This property would be perfect for a first home or investment. Open plan lounge and dining space, is easily large enough for sofas and dining table. Th bedroom overlooks the delightful PRIVATE GARDEN. The property also benefits from a PRIVATE PARKING BAY, double glazing and gas central heating. The floorplan could be reconfigured to create a living area to the rear which will overlook the garden and positioning the bedroom to the front as neighbouring homes have achieved. Positioned a short walk to the local Panshanger parade of shops and beautiful open countryside walks. The A1M, A414 and A10 are all within a short drive and Welwyn Garden Centre with the Mainline station serving Kings Cross in under 30 minutes is a short drive away. The historic town of Hertford is only 4.5 miles away. A potential investor could achieve on the region of £1250 pcm. Energy rating C.



## ROOM DESCRIPTIONS

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### ENTRANCE PORCH

A handy space for coats and provides extra security with an inner door.

### OPEN PLAN LIVING/ DINING ROOM

A spacious area which is split into two sections, firstly the living room which has views over to the front garden. The dining area is spacious and adjacent to the kitchen, some home owners have opened the kitchen into this space for the modern open plan lifestyle. There is a large cupboard off the dining area.

### KITCHEN

A range of shaker style units, integrated oven with inset hob and extractor. There is also space for a washing machine or dishwasher. A Window to the side provides plenty of light.

### INNER LOBBY

Provides access to the bedroom and bathroom. The airing cupboard houses the boiler. The washing machine could go in the cupboard for practicality.

### BEDROOM

A double bedroom with alcove for wardrobes. There is a window to the rear garden elevation.

### BATHROOM

A white three piece suite with window to the rear elevation for ventilation. The walls and floor are tiled and there is a heated towel rail for comfort.

### GARDENS

There is a private garden to the immediate rear of the property which is accessed via the passageway. Similar homes have installed French Doors to the bedroom area to create an al- fresco lifestyle.

### PARKING ARRANGEMENTS

Private parking bay to the rear of the garden area. Ramblers Way offers unrestricted street parking.

### MATERIAL INFORMATION

The lease has been extended to 999 years from 1982. The property is being sold with a "share of Freehold" with the first floor maisonette. Council Tax Band B.

### ABOUT PANSHANGER

Panshanger, a grand country estate situated on the outskirts of Hertford and Welwyn Garden City, held a prestigious past as the former residence of Earl Cowper, who later ascended to the esteemed position of Lord Chancellor of Great Britain. Over the course of seven remarkable generations, the legacy of Panshanger eventually met a new chapter when the property transitioned hands and underwent a transformative sale and demolition process around 1953. Today, Panshanger Park finds itself under the ownership of Lafarge, preserving remnants of its storied history through the enduring structures of the orangery, nursery garden wall, and stables that still grace the landscape alongside various cottages and estate edifices, all meticulously recognized and safeguarded by the esteemed English Heritage. The evolution of the locale continued to unfold, witnessing the establishment of residential housing in the 1970's, 1990's and up to recent years.





**Approximate total area<sup>m</sup>**  
43.1 m<sup>2</sup>  
465 ft<sup>2</sup>

(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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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