



WRIGHTS

# 24 Corners, WELWYN GARDEN CITY, Hertfordshire, AL7 1RN

- EXTENDED LEASE TO 175 YEARS WITH PEPPERCORN GROUND RENT AND LOW SERVICE CHARGES
- TWO DOUBLE BEDROOMS PLUS BONUS ROOM
- SEPARATE KITCHEN
- LIVING ROOM WITH BALCONY
- CUL-DE-SAC
- CONVENIENT LOCATION
- UPGRADED FRONT DOOR AND COMMUNAL DOOR
- CHAIN FREE
- LARGER THAN AVERAGE



## PROPERTY DESCRIPTION

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**\*\*EXTENDED LEASE\*\* CHAIN FREE \*\* GROUND FLOOR WITH BALCONY\*\*** A rare opportunity has arisen to purchase this **LARGER THAN AVERAGE TWO DOUBLE BEDROOM** apartment with a **SEPARATE KITCHEN** and **BONUS STUDY ROOM!** Having undergone a recent light refurbishment with the benefit of being freshly painted, offering a turn key opportunity. The front door and communal front door has recently been upgraded adding for extra security. Situated in a **QUIET CUL-DE-SAC** overlooking large lawn areas to enjoy. There is plenty of unrestricted residents parking. Being located to the North side of Panshanger, a short walk will see you in the Town Centre and mainline station. For additional conveniences, the Panshanger shops and Morrisons are close by. A selection of renowned primary schools are within walking distance whilst major road links such as the A1M and A414 are easily accessible from corners. The vendors have **EXTENDED THE LEASE TO 175 YEARS** with **PEPPERCORN GROUND RENT** and **LOW SERVICE CHARGES**. This really is a superb opportunity for first time buyers or investors.



## ROOM DESCRIPTIONS

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### ACCOMMODATION

#### COMMUNAL ENTRANCE

Security intercom access via the upgraded communal door. The bin store is located off the internal hallway. There is a secondary door out to the gardens.

#### APARTMENT ENTRANCE

Large hallway entered via the upgraded composite fire door. An enormous bonus room which could be used as a study or play room.

#### LIVING ROOM

Dual aspect with the great addition of a door leading out to the private balcony.

#### KITCHEN

Larger than average, there is a great range of wall and base units. The boiler is located in this room (replaced December 2020 with a brand new heating system including radiators). Window to the side elevation.

#### BEDROOM ONE

Dual aspect to the front and side.

#### BEDROOM TWO

Window to the front elevation.

#### BATHROOM

Sink and bath with shower facility. There is a separate w/c off the hall.

#### COMMUNAL GARDENS

Surrounding the cul-de-sac there are large green spaces to enjoy.

### PARKING ARRANGEMENTS

An abundance of bay and parking on the development which is unrestricted.

### LEASE INFORMATION

Lease: Extended to 175 years in 2023.

Ground rent: £1.00 for the annum (peppercorn).

Service Charge: currently £38.00 per month, buildings insurance is included.

### COUNCIL TAX BAND C

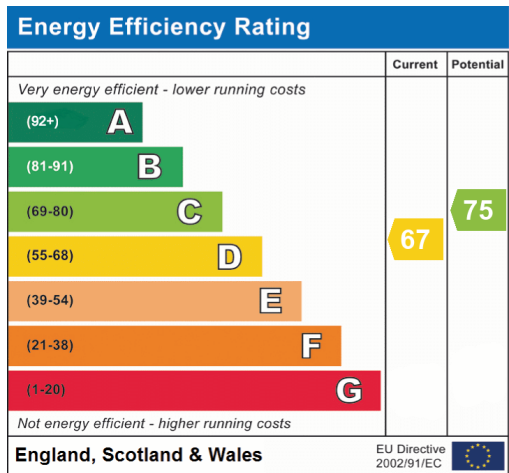
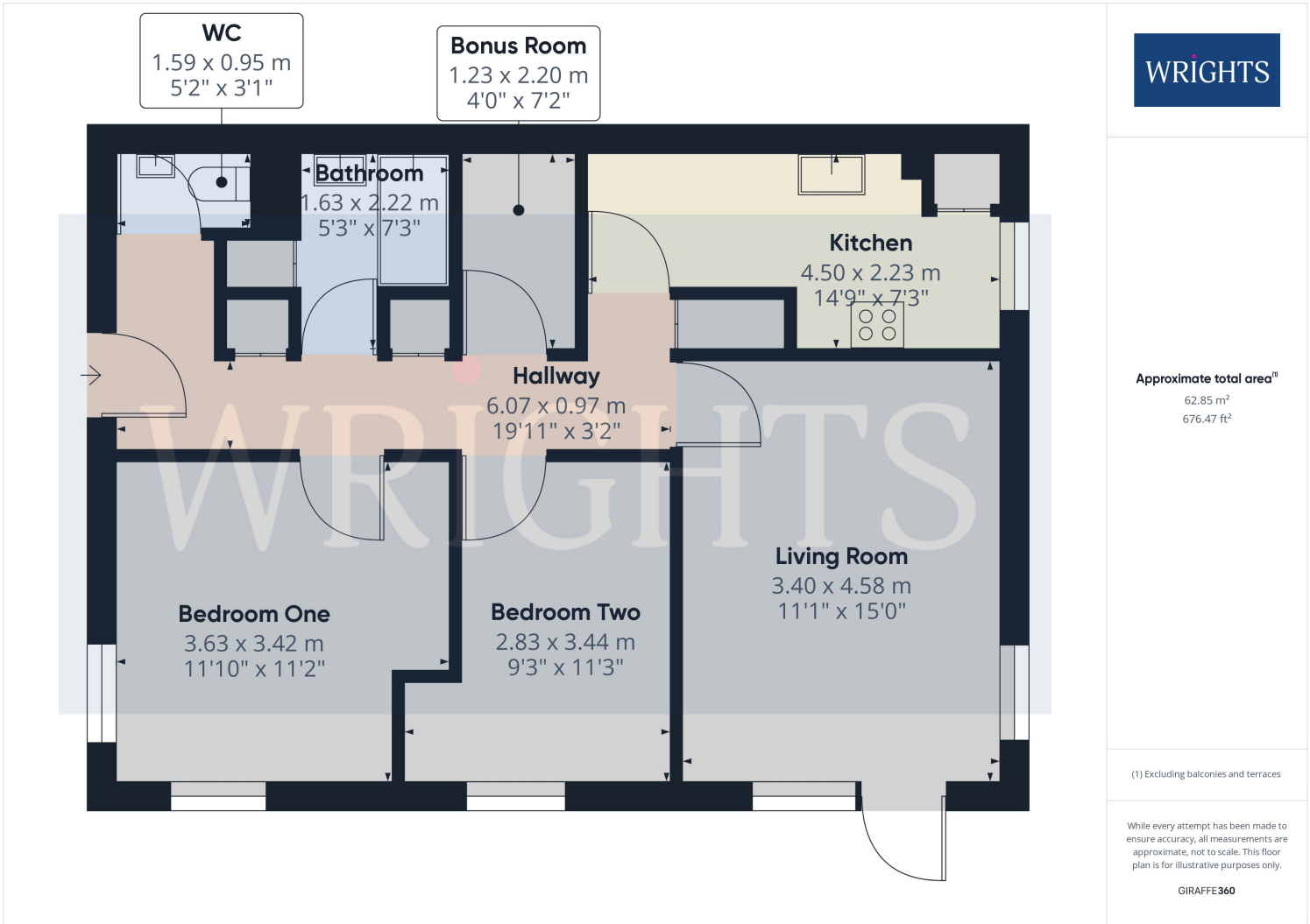
£1,941.47

### 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



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