



Because property is personal with...

**Moors Walk, Welwyn Garden City**

**BELVOIR!**



**Guide price £205,000**



## Key Features

- SPACIOUS ONE BEDROOM APARTMENT
- IDEAL FIRST TIME BUY
- BRILLIANT INVESTMENT OPPORTUNITY
- HEALTHY LEASE OF 109 YEARS
- LOW SERVICE CHARGE
- A RANGE OF LOCAL AMENITIES WITHIN EASY WALKING DISTANCE
- EPC rating C
- Leasehold





This beautifully presented one-bedroom flat, featuring an allocated parking space, low service charge, a healthy lease and convenient location, is ideal for first-time buyers or investors seeking a comfortable and practical home with good public transport links and local amenities.

Accommodation briefly comprises of an Entrance Hall, Bathroom, modern Kitchen/Lounge/Diner and a spacious double Bedroom.

Moors Walk is located in the highly popular Panshanger development, which offers schooling options for all ages. Nearby there is a parade of local shops, to include Morrisons superstore, and doctor's surgery. More extensive shopping options are available in Welwyn Garden City centre, including the ever-popular John Lewis. The mainline station provides fast and frequent services into London and northwards, with road links via the A1(M), M1 and M25.

Communal Entrance

Entrance Hall

Kitchen/Lounge/Diner 5.40m x 8.00m (17'8" x 26'2")

Bathroom

Bedroom 3.25m x 3.80m (10'8" x 12'6")

### Agent's Notes

Belvoir are advised:

Years remaining on the lease - 109

Service charge - £750 per annum

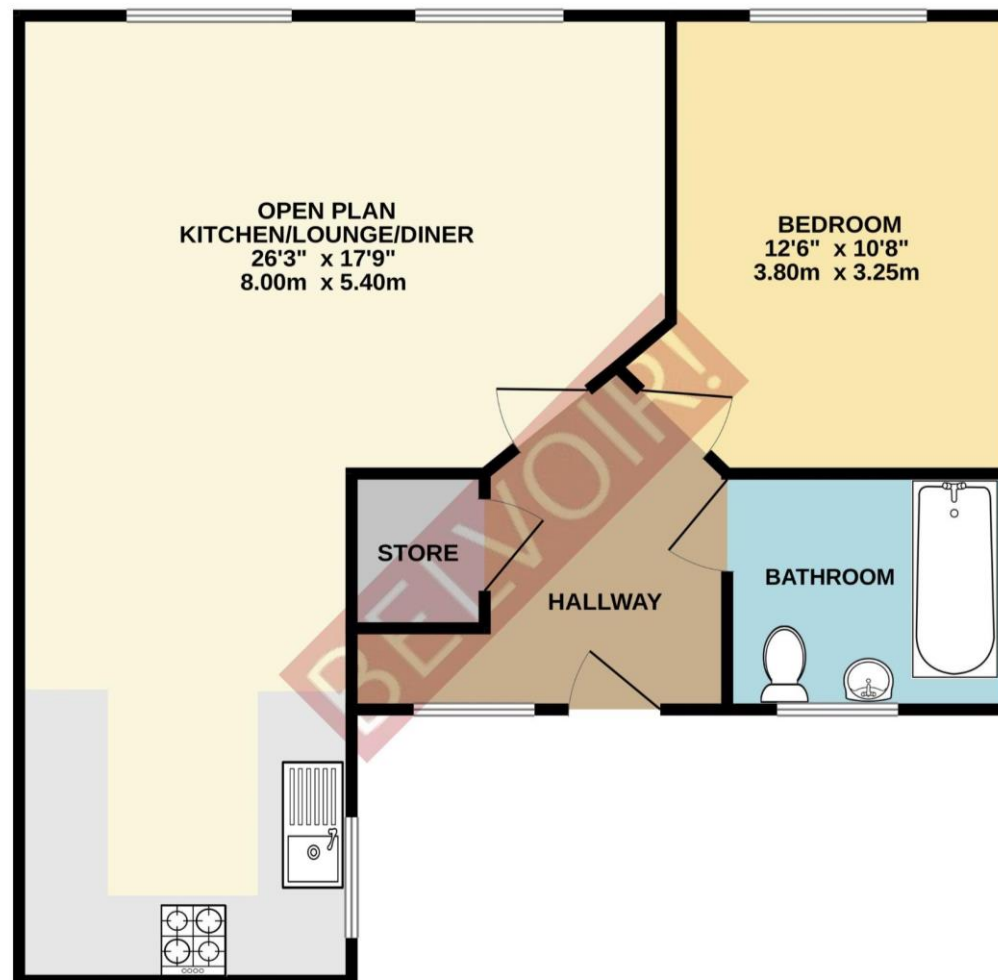
Ground rent - £0

Council tax - Welwyn Hatfield band B

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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