



Jordans,  
Hilly Fields,  
Welwyn Garden City,  
AL7 2HD.

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 Allocated Parking

 Balcony  
Commual Gardens

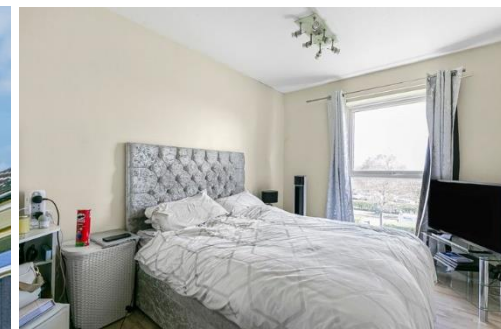
 EPC Band D

Council Tax  
Band: B – £1,782.43 (2025-2026)

Leasehold: 125 years from 25/01/1988  
88 years remaining  
Service Charge: £1,320 pa  
Ground Rent: £10 pa

Guide Price  
£240,000 Leasehold

 **ashtons**  
for life's great moves





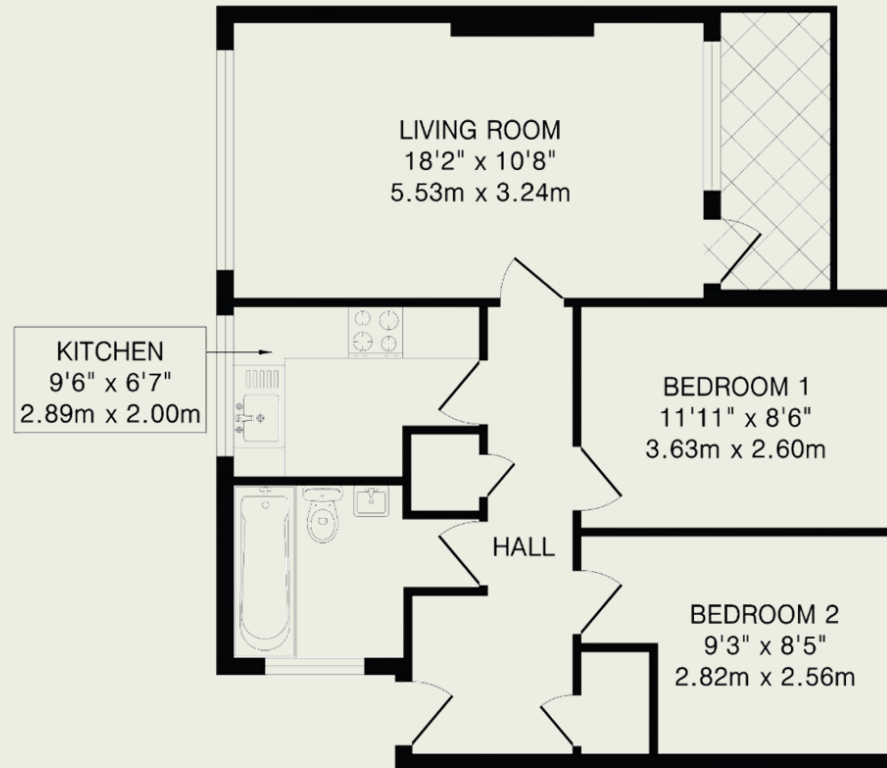
A spacious two bedroom second floor apartment situated close to Moors Walk shops in the Panshanger area of Welwyn Garden City.

### Description

This delightful second floor flat is accessed via a communal entrance with security phone system and a well-maintained stairway. The front door is located on a generous landing and leads into the property's hall which benefits from two good-size cloakroom cupboards. The large, bright living room features an attractive fireplace and doors lead out onto a balcony offering outside space. The modern, fitted kitchen has integrated appliances, including a gas hob and electric oven and has plenty of cupboards and worktop space. Two bright, sizeable bedrooms are served by a modern bathroom. The property is surrounded by well-kept communal gardens and there is allocated parking.

### Location

Jordans is located off Hillyfields in the Panshanger area of Welwyn Garden City, which benefits from being within walking distance to local amenities, including Moors Walk Shopping Parade and Morrisons supermarket. Panshanger also offers popular primary and secondary schools and easy access to the town centre with its mainline railway station (Welwyn Garden City to Kings Cross 28 minutes).



### Second Floor

TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third-party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligation to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.