



Lincoln Close, WELWYN GARDEN CITY AL7 2NP

welcome to

Lincoln Close, WELWYN GARDEN CITY

This spacious and well-presented two bedroom ground floor flat is located in the popular Panshanger area of Welwyn Garden City, close to parks and local shops. The property boasts an entrance hall, large lounge with dining area, a fitted kitchen, two double bedrooms and family bathroom. Further benefitting from double glazing, central heating throughout and on-street parking.



Entrance Hall

Double glazed door to front, laminate flooring, airing cupboard, radiator.

Lounge

11' 9" max x 20' 6" max (3.58m max x 6.25m max)
Double glazed window to front and rear, laminate flooring, radiator x 2.

Kitchen

6' 9" x 7' 1" (2.06m x 2.16m)
Double glazed window to front, space for cooker/fridge freezer/washing machine, boiler, sink/drain, tiled floor.

Bedroom One

9' 9" x 9' 7" (2.97m x 2.92m)
Double glazed window to rear, laminate flooring, radiator.

Bedroom Two

10' 1" x 10' 8" (3.07m x 3.25m)
Double glazed window to rear, laminate flooring, radiator.

Bathroom

Double glazed window to front, wash hand basin, W/C, bath/shower, tiled flooring.



Total floor area 71.4 m² (768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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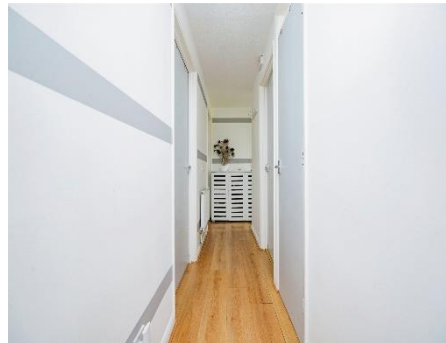
Lincoln Close, WELWYN GARDEN CITY

- Ground Floor Flat
- Two Bedrooms
- On Street Parking
- Communal Gardens
- Peaceful Cul-De-Sac

Tenure: Leasehold EPC Rating: C

guide price

£250,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Aug 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108584 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property


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