



**Lincoln Close, WELWYN GARDEN CITY AL7 2NN**



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**Lincoln Close, WELWYN GARDEN CITY**

This CHAIN FREE first floor maisonette is situated in the popular Panshanger area of Welwyn Garden City benefiting from communal gardens and on street parking. Internally the property comprises of entrance hall with storage, lounge/diner, kitchen, double bedroom and fully fitted bathroom. Further benefits include new carpets, gas central heating, double glazing and loft access. The property is perfectly suited to downsizers, first time buyers and investors!



### Entrance Hall

Double glazed window to side, carpet/laminate flooring, storage, radiator, boiler cupboard.

### Lounge

10' 8" x 13' 2" ( 3.25m x 4.01m )

Double glazed window to front, radiator, carpet.

### Kitchen

6' 9" x 8' 8" ( 2.06m x 2.64m )

Double glazed window to front, lino flooring, extractor fan, gas hob/electric oven, sink/drainer, space for washing machine/fridge freezer.

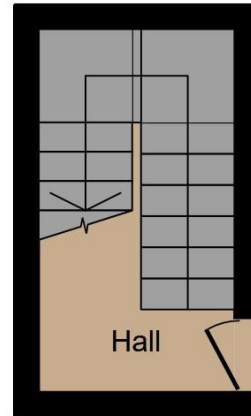
### Bedroom One

9' 9" x 11' 3" ( 2.97m x 3.43m )

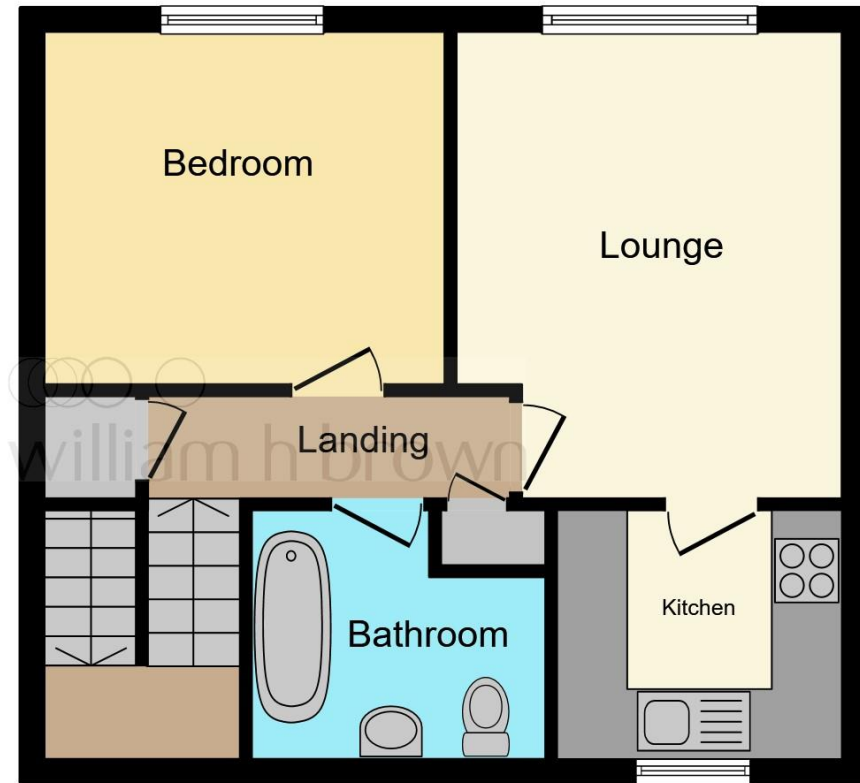
Double glazed window to rear, carpet. radiator.

### Bathroom

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



**Ground Floor**



**First Floor**

Total floor area 47.8 m<sup>2</sup> (514 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](http://www.focalagent.com)



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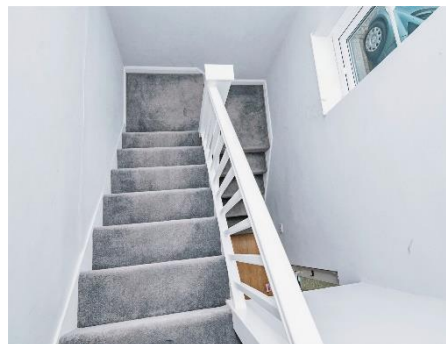
## Lincoln Close, WELWYN GARDEN CITY

- CHAIN FREE
- One Bedroom
- First Floor Maisonette
- On Street Parking
- Communal Garden

Tenure: Leasehold EPC Rating: D



# £210,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Oct 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN107752 - 0004

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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