



**Nettlecroft, Welwyn Garden City AL7 2DW**

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## **Nettlecroft, Welwyn Garden City**

This two-bedroom ground floor flat is located in the popular area of Panshanger close to local amenities, shops, schools and fantastic commuter links. The property comprises of entrance hall, lounge/diner, fully fitted kitchen, two bedrooms and family bathroom. Externally there are communal gardens and parking. This property is fantastic for first time buyers and investors alike.



### Entrance Hall

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

### Lounge

11' 9" max x 10' 7" max ( 3.58m max x 3.23m max )  
Double glazed window to rear, laminate flooring, radiator.

### Kitchen

6' 7" x 10' 7" ( 2.01m x 3.23m )  
Double glazed window to front, tiled splashback & flooring, sink/drain, space for washing machine/oven/fridge/freezer and dishwasher.

### Bedroom One

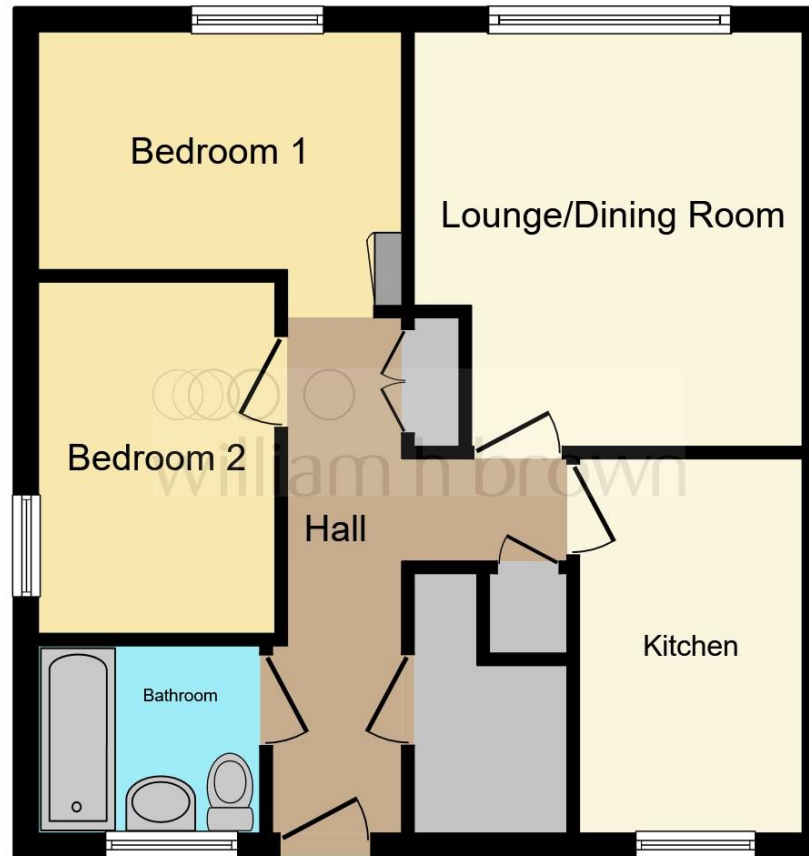
6' 8" max x 11' 5" max ( 2.03m max x 3.48m max )  
Double glazed window to rear, carpet, radiator.

### Bedroom Two

10' 4" max x 7' 4" max ( 3.15m max x 2.24m max )  
Double glazed window to side, carpet, radiator.

### Bathroom

Double glazed window to front, tiled flooring, W/C, wash hand basin, bath with shower over, extractor fan, radiator.



Total floor area 46.6 sq.m. (501 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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## Nettlecroft, Welwyn Garden City

- Ground Floor Apartment
- Two Bedrooms
- Communal Garden & Parking
- Close to Local Amenities
- Ample Storage

Tenure: Leasehold EPC Rating: C

guide price

**£235,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Aug 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108635 - 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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