



Cowslips, Welwyn Garden City AL7 2JJ

welcome to

Cowslips, Welwyn Garden City

This CHAIN FREE one bedroom ground floor maisonette is located in a quiet cul de sac in the Panshanger area of Welwyn Garden City. This home also offers 2 allocated parking spaces and a private rear garden. The property consists of lounge, dining room, fully fitted kitchen with space for washing machine and fridge freezer, double bedroom with fitted wardrobes and patio doors to the garden and three piece bathroom. Located close by to Moors Walk amenities, parks, bus stops and Welwyn Garden City town centre, this property is ideal for first time buyers and investment buyers.



Lounge

11' 6" x 13' 3" (3.51m x 4.04m)

Double glazed window to front, carpet, fireplace.

Dining Room

9' 6" x 12' (2.90m x 3.66m)

Carpet, storage understairs.

Kitchen

5' 4" x 8' 1" (1.63m x 2.46m)

Double glazed window to side, laminate flooring, sink/drain, space for washing machine/fridge freezer, oven/hob.

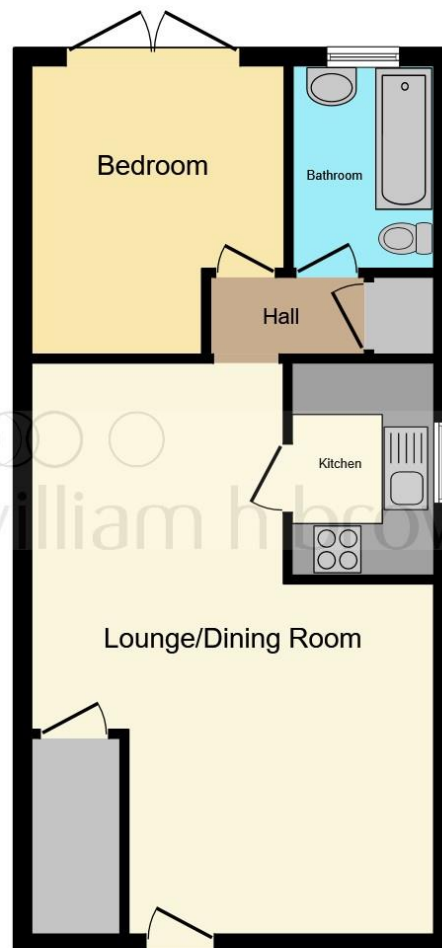
Bedroom

11' max x 9' 6" max (3.35m max x 2.90m max)

Patio doors to rear garden, carpet, electric heater, fitted wardrobes.

Bathroom

Double glazed window to rear, tiled, W/C, wash hand basin, bath with shower over, heater.



Total floor area 47.3 m² (509 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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Cowslips, Welwyn Garden City

- Ground Floor Maisonette
- One Bedroom
- Private Garden
- Two Allocated Parking Spaces
- CHAIN FREE

Tenure: Leasehold EPC Rating: E



£230,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108671 - 0002

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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