



Wellington Drive, WELWYN GARDEN CITY AL7 2NE

welcome to

Wellington Drive, WELWYN GARDEN CITY

Situated in the popular area of Panshanger this one bedroom apartment is ideal as an investment opportunity or for first time buyers. The property offers an entrance hall with ample storage, a bright and spacious lounge, a fully fitted kitchen complete with wooden wall and base units and space for a washing machine and integrated fridge freezer. There is also a large double bedroom with fitted wardrobes and a modern fitted bathroom with electric shower over bath. The property provides allocated resident parking, double glazing throughout and electric heating.



Lounge

12' 4" x 13' 3" (3.76m x 4.04m)

Double glazed window to side, laminate flooring, electric heating.

Kitchen

7' 11" x 9' 9" (2.41m x 2.97m)

Double glazed window to side, lino flooring, gas hob, electric oven, extractor, space for washing machine, sink/drain, spotlights, integrated fridge freezer.

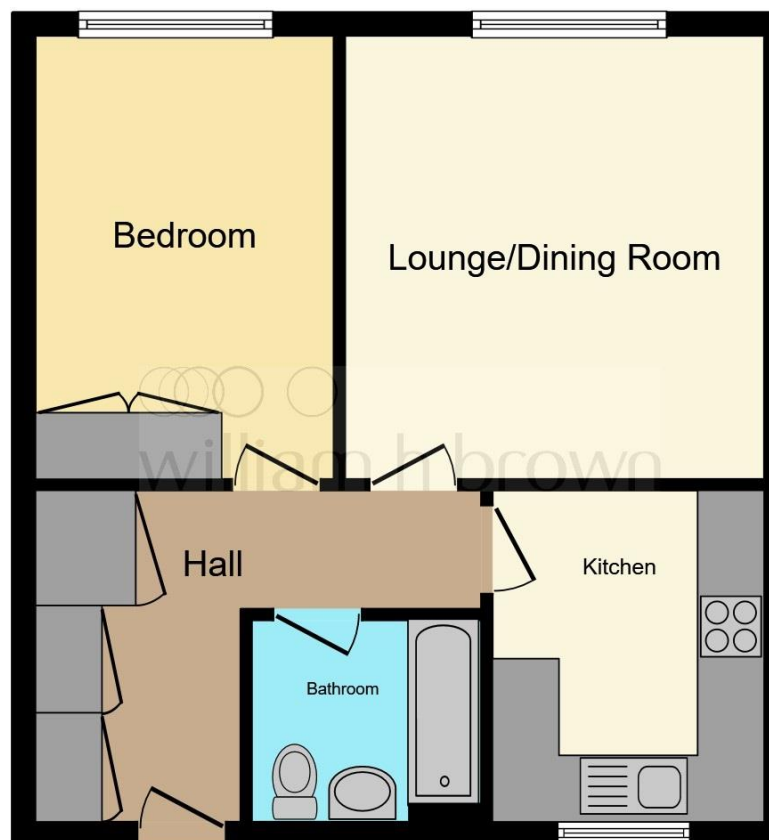
Hallway

Loft access (boarded and lighting).

Bedroom

13' 3" x 8' 10" (4.04m x 2.69m)

Laminate flooring, double glazed window, electric heating, fitted wardrobes.



Total floor area 46.6 m² (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



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welcome to
Wellington Drive,
WELWYN GARDEN CITY

- One Bedroom Apartment
- Top Floor
- Resident Parking
- Communal Gardens
- Desirable Panshanger Location

Tenure: Leasehold EPC Rating: D

offers in excess of

£200,000



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 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
 WGN108865 - 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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william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
 Hertfordshire, AL8 6PG



williamhbrown.co.uk