



Russett House, Russett Wood, Welwyn Garden City AL7 2HQ

welcome to

Russett House, Russett Wood, Welwyn Garden City

This CHAIN FREE top floor one bedroom flat is located in the popular Panshanger area of Welwyn Garden City ideally situated close to local amenities including shops, schools, Moneyhole Lane Park and a short drive into town. The property comprises of entrance hall with storage, fully fitted kitchen, lounge, bedroom and bathroom. Further benefits include gas central heating, double glazing and storage cupboard on the ground floor. This property is offered for sale chain free and would be ideal for first time buyers and investors.



Entrance Hall

Laminate wood flooring, radiator, storage cupboard x 2.

Lounge

14' 5" x 10' 8" (4.39m x 3.25m)

Double glazed window, laminate wood flooring, radiator.

Kitchen

10' 8" x 8' 7" (3.25m x 2.62m)

Double glazed window, laminate wood flooring, induction hob, electric oven, extractor fan, integrated fridge freezer, radiator.

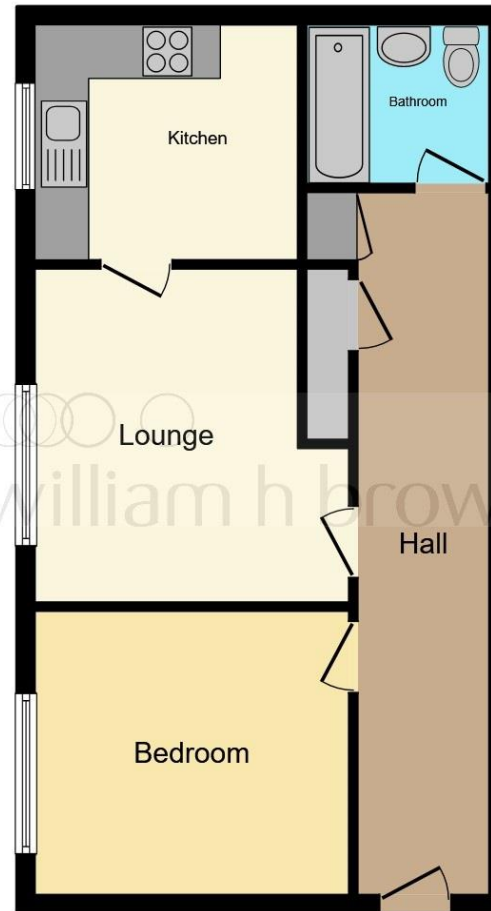
Bedroom

13' 10" x 8' 8" (4.22m x 2.64m)

Double glazed window, laminate wood flooring, radiator.

Bathroom

Vinyl flooring, bath with shower over, wash hand basin, W/C, radiator.



Total floor area 49.4 m² (532 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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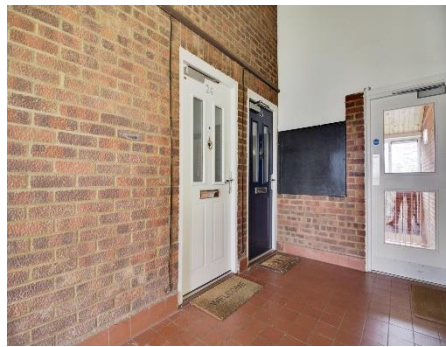
Russett House, Russett Wood, Welwyn Garden City

- CHAIN FREE
- One Bedroom Flat
- Top Floor
- Resident Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: D

guide price

£180,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Aug 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109014 - 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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