



New Wood, Welwyn Garden City AL7 2DR

welcome to

New Wood, Welwyn Garden City

This second floor two bedroom apartment is located in the very popular New Wood in Panshanger, Welwyn Garden City. The property comprises of entrance hall, bright lounge, dining room, kitchen, bathroom with separate W/C and two double bedrooms. The property further benefits from gas central heating, double glazing, lots of storage space, resident parking and communal gardens. Ideal for first time buyers or as an investment purchase.



Entrance Hall

Double glazed door to front, radiator, storage cupboards,

Lounge

12' x 12' (3.66m x 3.66m)

Double glazed window to rear, wooden flooring, radiator.

Dining Room

10' 10" x 6' (3.30m x 1.83m)

Wooden flooring, radiator.

Kitchen

7' x 8' (2.13m x 2.44m)

Double glazed window to side, lino flooring, sink/drain, radiator, space for washing machine/oven/fridge, extractor.

Bedroom One

9' + recess x 12' (2.74m + recess x 3.66m)

Double glazed window to rear, carpet, radiator.

Bedroom Two

12' x 8' + recess (3.66m x 2.44m + recess)

Double glazed window to rear, carpet, radiator.

Bathroom

Double glazed window to front, bath, wash hand basin, heated towel rail, separate W/C.



Total floor area 72.9 m² (785 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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New Wood, Welwyn Garden City

- Two Bedroom Apartment
- Second Floor
- Communal Garden
- Resident Parking
- Close to Local Shops

Tenure: Leasehold EPC Rating: C

Offers in excess of

£220,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108994 - 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