



**The Squirrels, Welwyn Garden City AL7 2JH**



*welcome to*

## **The Squirrels, Welwyn Garden City**

**\*\*\* SHARE OF FREEHOLD \*\*\*** This **CHAIN FREE** one bedroom first floor maisonette is located in a quiet cul de sac in the Panshanger area of Welwyn Garden City with an extended lease of 999 years. This home also offers allocated parking and a private rear garden. The property consists of lounge, dining room, fully fitted kitchen, double bedroom and three piece bathroom. Located close 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

12' x 13' ( 3.66m x 3.96m )

Double glazed window to front x 2, laminate flooring, radiator.

### Dining Room

9' x 8' ( 2.74m x 2.44m )

Laminate flooring, radiator.

### Kitchen

5' x 8' ( 1.52m x 2.44m )

Double glazed window to side, laminate flooring, sink/drain, hob, electric oven, wall and base units.

### Bedroom One

8' 1" x 9' ( 2.46m x 2.74m )

Double glazed window to rear, carpet, radiator.

### Bathroom

Double glazed window, lino flooring, bath with shower over, W/C, wash hand basin.



Total floor area 50.7 m<sup>2</sup> (546 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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## **The Squirrels, Welwyn Garden City**

- SHARE OF FREEHOLD
- CHAIN FREE
- First Floor Maisonette
- Allocated Parking
- Private Rear Garden

Tenure: Leasehold EPC Rating: C

offers in excess of

**£240,000**



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This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Apr 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109061 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property

  
**william h brown**



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