



**New Wood, Welwyn Garden City AL7 2DR**

william  
h brown

**welcome to**

## **New Wood, Welwyn Garden City**

This two-bedroom flat is located on the top floor of the highly sought-after New Wood development in Panshanger, Welwyn Garden City. The property features a bright and welcoming layout, beginning with an entrance hall that leads into a spacious open plan lounge/dining room, creating an ideal setting for both everyday living and entertaining. The accommodation also includes a well-appointed kitchen, two generous double bedrooms, and a family bathroom. Further benefits include gas central heating, double glazing, ample built-in storage, resident parking, outside shed and access to communal gardens. With its desirable location this top-floor flat is an excellent choice for first-time buyers.



## Lounge/Dining Room

23' 6" max x 12' 4" ( 7.16m max x 3.76m )

Double glazed window to front & rear, carpet, radiator.

## Kitchen

8' 6" x 7' 8" ( 2.59m x 2.34m )

Double glazed window, tiled flooring, sink/drainer, extractor fan.

## Hallway

Storage cupboard x 4, carpet.

## Bedroom One

12' 4" x 9' 1" ( 3.76m x 2.77m )

Double glazed window, carpet, radiator, built in wardrobe.

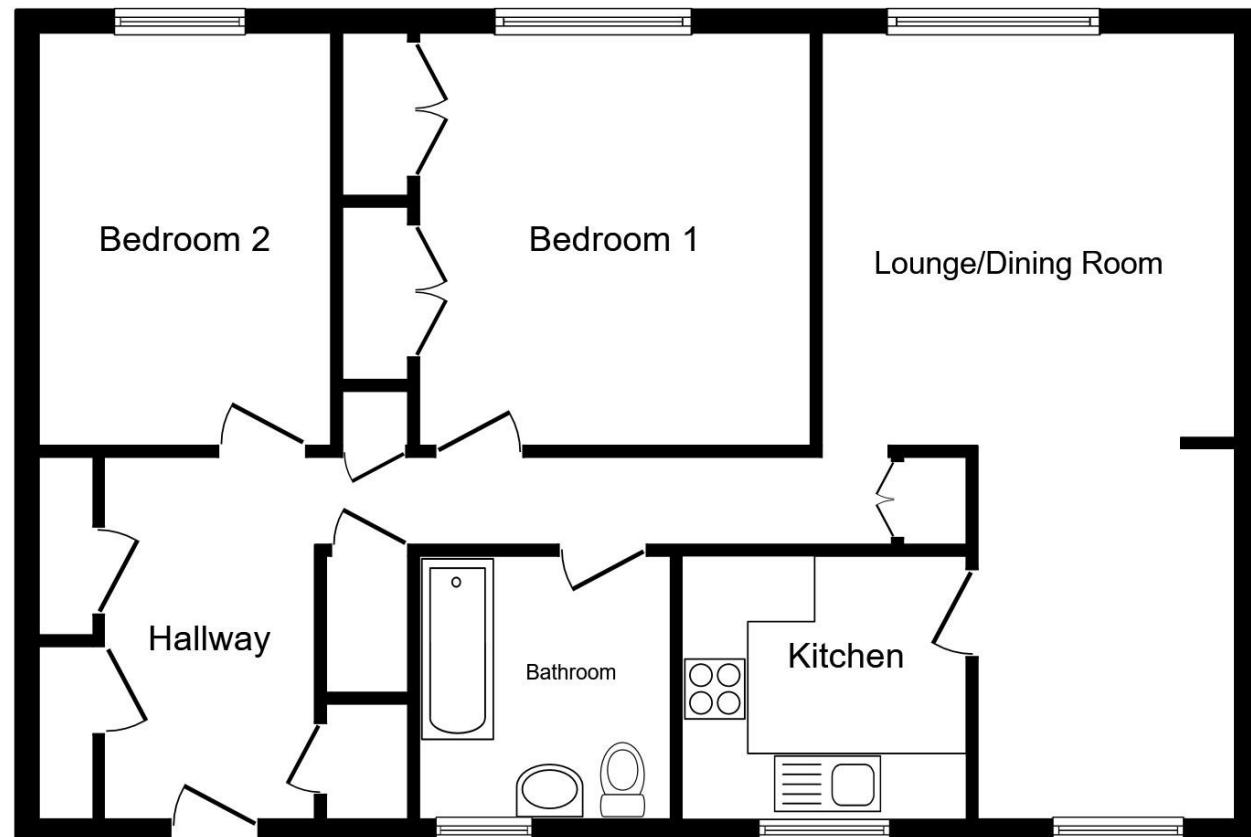
## Bedroom Two

12' 4" x 8' 6" ( 3.76m x 2.59m )

Double glazed window, carpet, radiator.

## Bathroom

Double glazed window, bath/hand shower, wash hand basin, W/C, radiator.



Total floor area 77.9 m<sup>2</sup> (839 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.propertybox.io](http://www.propertybox.io)



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## New Wood, Welwyn Garden City

- Top Floor Flat
- Two Bedrooms
- Resident Parking
- Communal Gardens
- Close To Local Shops

Tenure: Leasehold EPC Rating: C

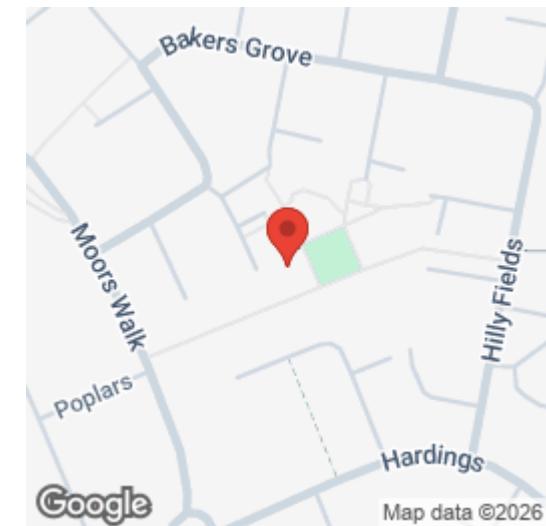
Council Tax Band: C Service Charge: 552.00

Ground Rent: 10.00



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 27 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:  
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