



**Tempsford, WELWYN GARDEN CITY AL7 2PB**



welcome to

## Tempsford, WELWYN GARDEN CITY

Set on a quiet residential street, this well-presented CHAIN FREE ground-floor two-bedroom apartment offers modern open-plan living in the heart of the popular Panshanger area. The bright and welcoming layout makes it an ideal choice for first-time buyers, downsizers, or investors. The property opens with an entrance hall featuring an entry phone system, leading into a spacious open-plan living and dining area that provides an excellent space for relaxing or entertaining. The modern fitted kitchen flows seamlessly from the living space, creating a contemporary and sociable environment. The apartment also includes two well-proportioned bedrooms and a stylish bathroom. Additional highlights include a superb 959-year lease, double glazing throughout, allocated parking, and access to communal gardens. The service charge conveniently covers water, drainage, and buildings insurance, adding to the ease of living. Located in the sought-after Panshanger neighbourhood, the home offers excellent commuter access via the A414 and A1(M), as well as mainline rail links into London. A range of local amenities, including the Moors Walk parade of shops, are just a short distance away.



## Entrance Hall

Oak effect flooring, electric radiator, intercom.

## Lounge

19' 9" x 10' 6" ( 6.02m x 3.20m )

Dual aspect double glazed window, oak effect flooring, electric radiator.

## Kitchen

7' 11" x 7' 8" ( 2.41m x 2.34m )

Double glazed window, tiled flooring and splash back, wall and base units, integrated appliances, space for fridge freezer and washing machine, wood effect work surfaces with inset sink and drainer.

## Bedroom One

11' 5" x 8' 2" ( 3.48m x 2.49m )

Double glazed window, oak effect flooring, electric radiator.

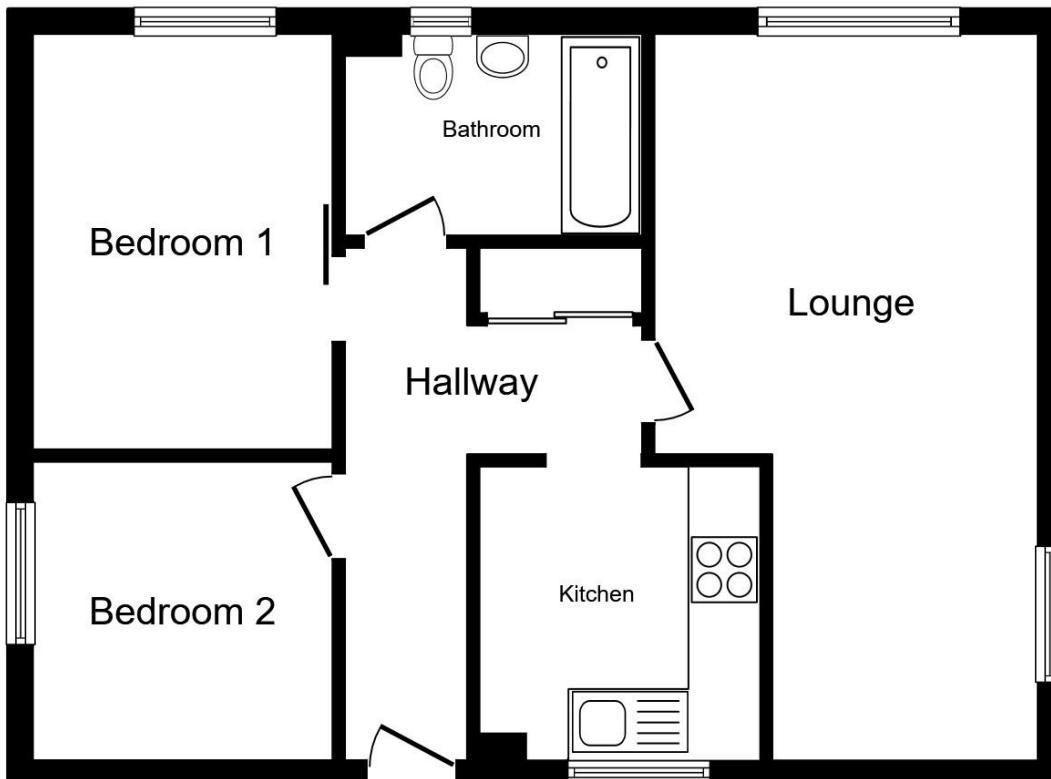
## Bedroom Two

8' 2" x 8' ( 2.49m x 2.44m )

Double glazed window, oak effect flooring.

## Bathroom

Tiled walls and flooring, W/C, wash hand basin, bath with shower over, electric towel rail.



**Floor Plan**

Total floor area 51.1 m<sup>2</sup> (550 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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## Tempsford, WELWYN GARDEN CITY

- CHAIN FREE
- ZERO Ground Rent
- Two Bedroom Apartment
- Ground Floor
- Allocated Parking

Tenure: Leasehold EPC Rating: E

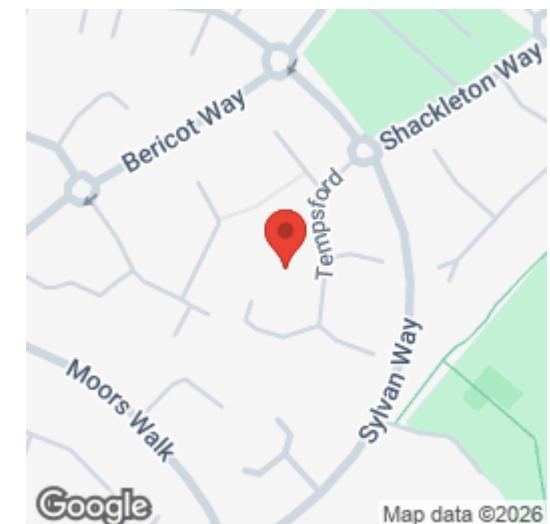
Council Tax Band: C Service Charge: 2298.00

Ground Rent: Ask Agent



offers in excess of

**£230,000**



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 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:

WGN109574 - 0003

Please note the marker reflects the postcode not the actual property

 **william h brown**



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