





### Property Description

The property benefits from two generous double bedrooms, making it ideal for a range of buyers including first time purchasers, professionals or investors. Excellent storage is a key feature, with ample internal storage alongside a useful brick built external store, providing additional space rarely found in apartment living.

Positioned in a popular, leafy residential area in the heart of Panshanger and offering a light and airy feel throughout, this appealing home combines comfort, functionality and modern living.

The local Panshanger shops and Morrisons supermarket are just a short walk away, while the picturesque village of Tewin offers tranquil Sunday walks and charming pub lunches. Families will appreciate proximity to the Moneyhole playing fields and renowned primary schools within walking distance. Excellent connectivity to the A414, A1(M), and town centre mainline station makes commuting easy."



## Lounge

12' 9" x 12' 6" ( 3.89m x 3.81m )

## Kitchen

16' 5" x 10' 8" ( 5.00m x 3.25m )

## Bedroom 1

12' 6" x 11' 3" ( 3.81m x 3.43m )

## Bedroom 2

12' 5" x 10' 10" ( 3.78m x 3.30m )

## Bathroom

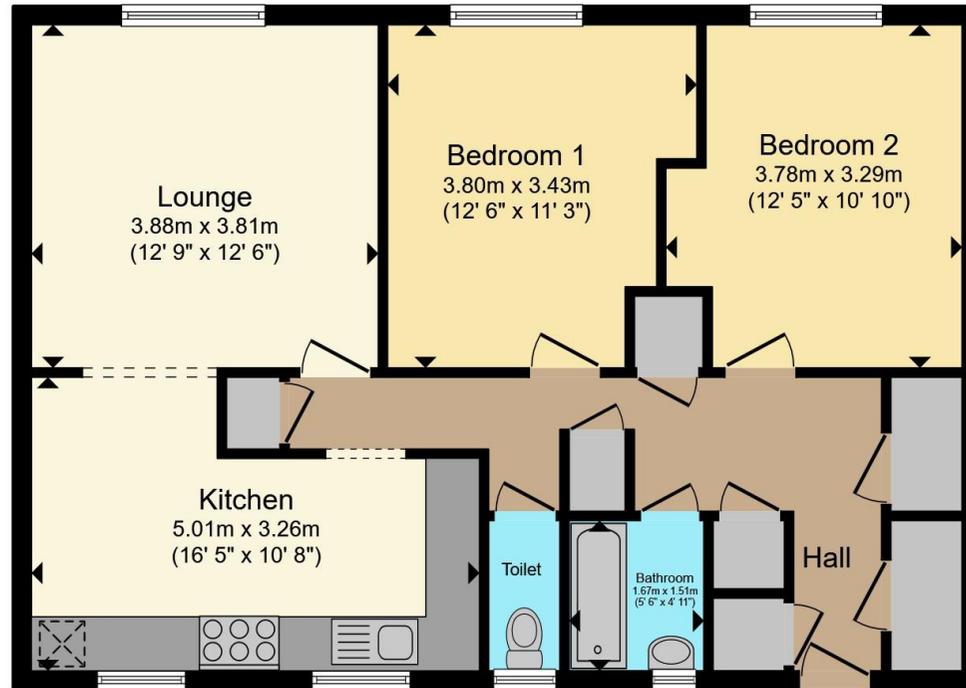
5' 6" x 4' 11" ( 1.68m x 1.50m )

## Toilet









## Floor Plan

Total floor area 74.6 m<sup>2</sup> (803 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)

**Connells**

To view this property please contact Connells on

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38 Wigmores North  
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
Band: C

Service Charge: 45.00 Ground Rent:  
10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307528](http://connells.co.uk/Property/WWY307528)**

This is a Leasehold property with details as follows; Term of Lease 123 years from 14 Oct 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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