



Connells

Jordans Hilly Fields
Welwyn Garden City



Property Description

Situated in the ever-popular Panshanger location, this well-maintained two bedroom top floor apartment offers spacious and comfortable living accommodation, making it an ideal purchase for first-time buyers, families, downsizers or investors alike.

The property is presented in good condition throughout and features a bright and welcoming living space with access to a private balcony. The apartment has been well looked after by the current owners and is ready for immediate occupation.

Panshanger is particularly sought after for its excellent local schooling, nearby amenities and convenient transport connections. Residents also benefit from recent upgrades to the block, including a newly installed secure entry system, enhancing both security and convenience.



Lounge/Diner

19' 5" x 10' 11" (5.92m x 3.33m)

Kitchen

9' 6" x 6' 7" (2.90m x 2.01m)

Bedroom 1

11' 11" x 8' 6" (3.63m x 2.59m)

Bedroom 2

9' 4" x 8' 8" (2.84m x 2.64m)

Bathroom

7' 10" x 6' 5" (2.39m x 1.96m)

Balcony

10' 10" x 3' 11" (3.30m x 1.19m)

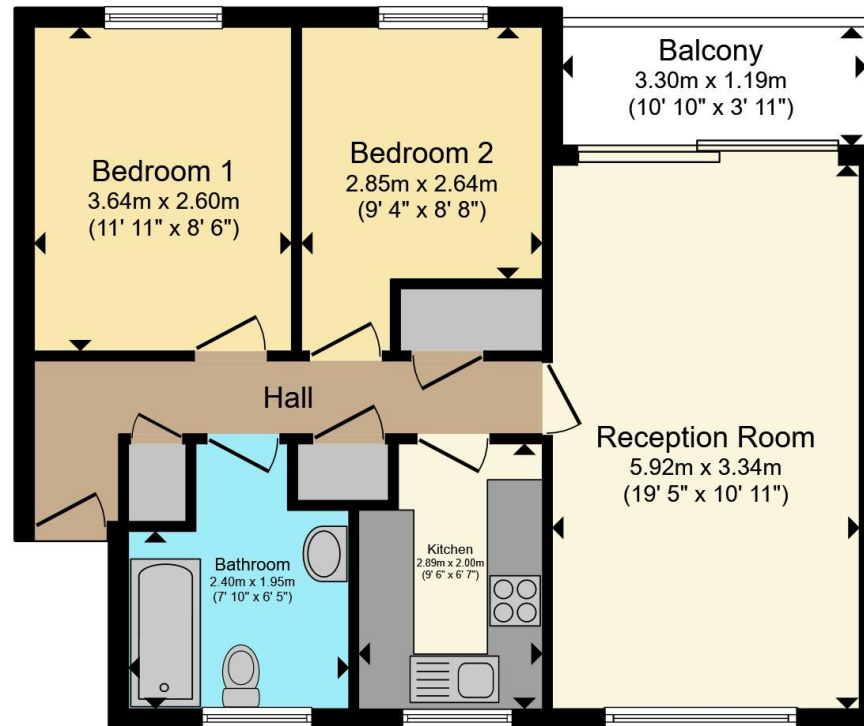
Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 59.3 m² (638 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

Connells

To view this property please contact Connells on

T 01707 322 903

E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
Band: B

Service Charge:
1440.00

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307815

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Nov 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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