



Great Sampsons Field, WELWYN GARDEN CITY AL7 1FW

welcome to

Great Sampsons Field, WELWYN GARDEN CITY

This two-bedroom first floor apartment is offered CHAIN FREE and benefits from allocated parking. Situated in the sought-after area of Panshanger, the property enjoys excellent commuter links via the A414, A1(M), and mainline rail services into London. The apartment features a welcoming entrance hall leading to a spacious open-plan lounge, kitchen, and dining area. The kitchen boasts a range of high-gloss wall and base units, integrated appliances, and a Juliet balcony that floods the space with natural light. The master bedroom includes an en-suite shower room, complemented by a second generous double bedroom and a contemporary three-piece family bathroom. Additional benefits include a large, fully boarded loft space, providing ample storage. Located close to a variety of local amenities, residents can enjoy the convenience of Moors Walk parade with its doctor's surgery, Tesco Express, pharmacy, post office, hair salon, beauticians, and takeaway options. Morrison's supermarket and petrol station are also within easy reach, along with highly regarded primary and secondary schools. This property is ideal for first-time buyers, downsizers, or investors seeking a well-connected home in a vibrant community.



Entrance Hall

Laminate flooring, cupboard, radiator, entry phone.

Kitchen/Lounge/Dining Room

21' max x 13' 6" max (6.40m max x 4.11m max)
Double glazed window to front, French doors to Juliet balcony, fitted wall and base units, sink/drainer, work surfaces, integrated electric oven/hob/dishwasher/fridge freezer, cooker hood, radiator, storage cupboard, part tiled.

Bedroom One

10' 6" max x 11' 6" max (3.20m max x 3.51m max)
Double glazed window to rear, carpet, radiator.

En-Suite

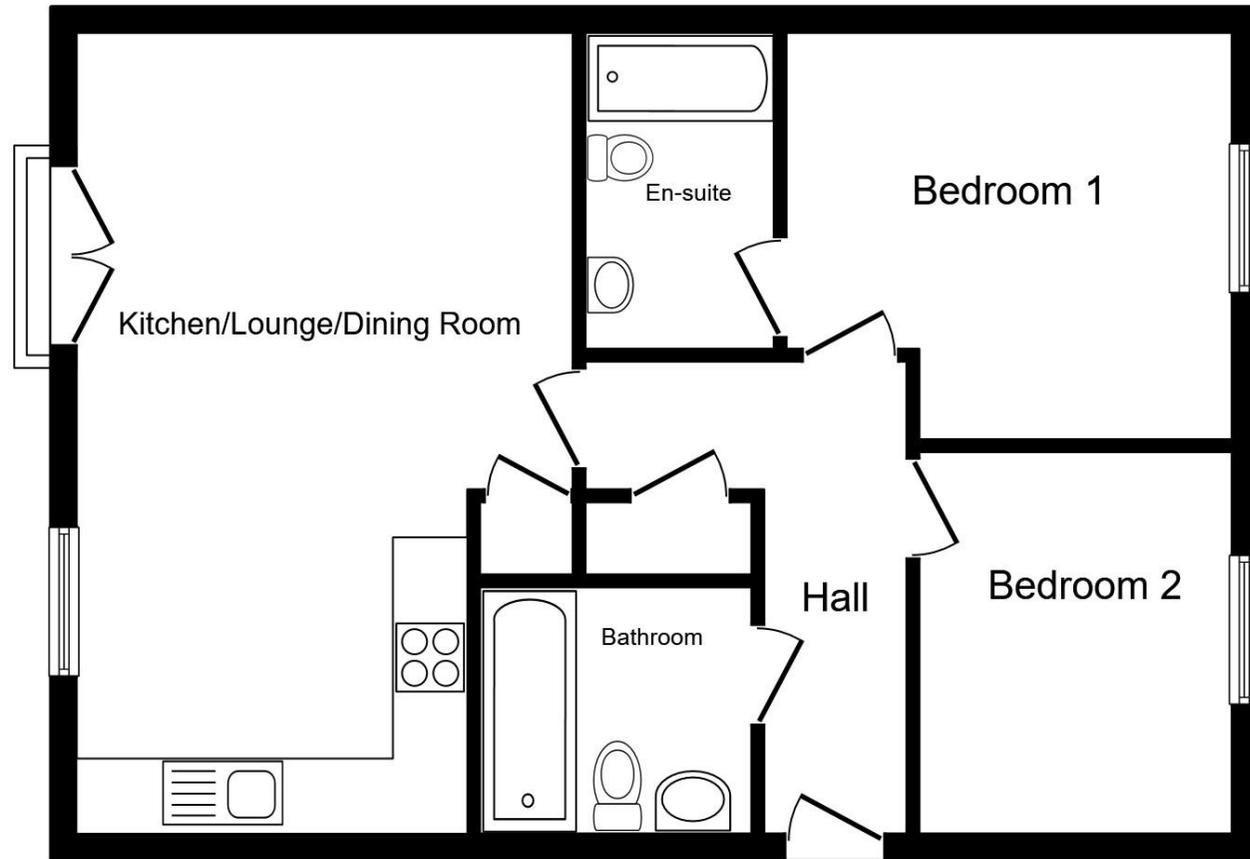
Shower cubicle, wash hand basin, extractor fan, W/C, part tiled, tiled flooring.

Bedroom Two

8' 2" x 10' 2" (2.49m x 3.10m)
Double glazed window to rear, radiator, carpet.

Bathroom

Radiator, bath with mixer taps, wash hand basin, extractor fan, shaver point, W/C, part tiled.



Total floor area 59.6 m² (641 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



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Great Sampsons Field, WELWYN GARDEN CITY

- CHAIN FREE
- Two Bedroom Apartment
- Bathroom & En-Suite
- Allocated Parking
- Communal Garden

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1926.50
Ground Rent: 281.22

offers in excess of

£260,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109471 - 0003

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.

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Please note the marker reflects the
postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk