



**Tempsford, Welwyn Garden City AL7 2PA**



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## Tempsford, Welwyn Garden City

Situated on a quiet residential street in a secluded corner plot, this beautifully presented top-floor apartment is located in the popular Panshanger area, close to Moneyhole Playing Fields and a range of local amenities. The property offers light, airy accommodation throughout, making it an ideal first home or investment. The entrance hall includes a useful storage cupboard and an entry phone system, with doors leading to all rooms. There are two well-proportioned bedrooms and a modern bathroom fitted with a toilet, wash hand basin and a shower over the bath. A generous dual-aspect open-plan living and dining room forms the heart of the home, featuring a charming fireplace and wooden flooring that adds warmth and character. The contemporary fitted kitchen includes an integrated electric oven and hob, fridge/freezer, and space for a washing machine, along with double-glazed windows throughout. The property also benefits from loft access via a loft ladder, offering additional storage with lighting. Externally, residents can enjoy communal gardens, and the apartment further benefits from an allocated garage.



## Entrance Hall

Front door to side, radiator, wooden flooring.

## Lounge/Diner

19' 8" max x 10' 5" max ( 5.99m max x 3.17m max )

Double glazed window to rear and side, electric radiator, TV point, wooden flooring.

## Kitchen

7' 6" x 7' 8" ( 2.29m x 2.34m )

Double glazed window to front, fitted wall and base units, sink/drainer, 1 bowl sink, work surfaces, tiled splashback, integrated electric oven/hob, cooker hood, space for washing machine, integrated fridge/freezer.

## Bedroom One

11' 6" x 8' 1" ( 3.51m x 2.46m )

Double glazed window to rear, electric radiator. TV point, wooden flooring.

## Bedroom Two

8' 1" x 7' 8" ( 2.46m x 2.34m )

Double glazed window to side, electric radiator, wooden flooring.

## Bathroom

Double glazed window to rear, bath with mixer taps and shower over, wash hand basin, W/C, fully tiled.



**Floor Plan**

Total floor area 52.6 m<sup>2</sup> (566 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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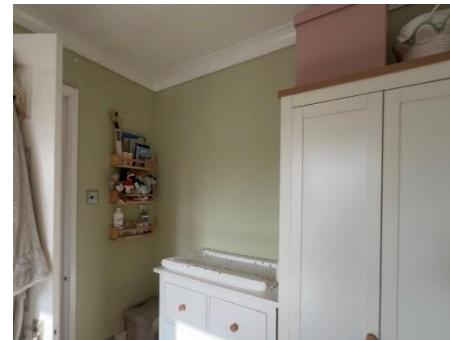
## Tempsford, Welwyn Garden City

- Two Bedroom Apartment
- Top Floor Secluded Corner Plot
- Allocated Garage
- Peaceful Cul-De-Sac Location
- Close to Local Amenities

Tenure: Leasehold EPC Rating: D

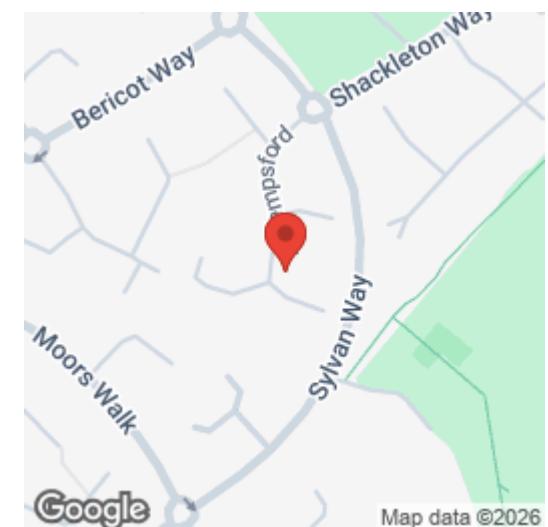
Council Tax Band: C Service Charge: 2370.00

Ground Rent: Ask Agent



guide price

**£250,000**



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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:  
WGN109498 - 0004

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Please note the marker reflects the postcode not the actual property

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