



Tempsford, Welwyn Garden City AL7 2PA

welcome to

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/drain, 1 bowl sink, work surfaces, tiled splashback, integrated electric oven/hob, cooker hood, space for washing machine, integrated fridge/freezer.

Bedroom One

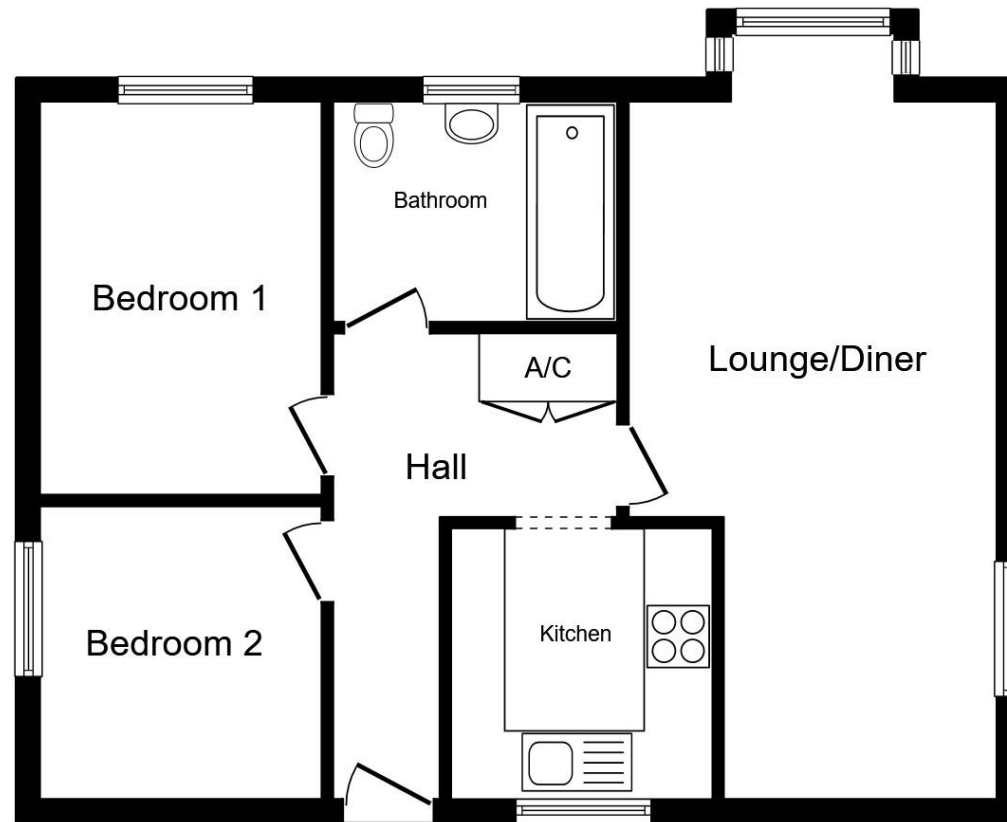
11' 6" x 8' 1" (3.51m x 2.46m)
Double glazed window to rear, electric radiator. TV pint, wooden flooring.

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 m² (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



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

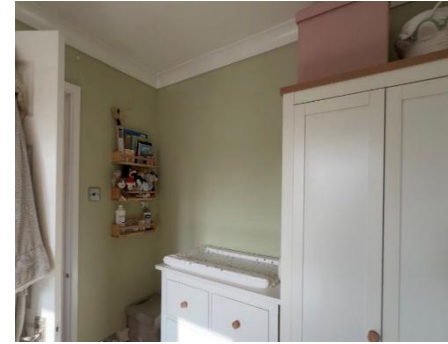
Tenure: Leasehold EPC Rating: D

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.



Property Ref:
WGN109498 - 0004

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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