



Tempsford, Welwyn Garden City AL7 2PA



welcome to

Tempsford, Welwyn Garden City

This chain-free, first-floor one-bedroom apartment is situated in the popular Panshanger area, offering excellent commuter links via the A414 and A1(M), as well as mainline rail services into London. The accommodation includes an entrance hall with an entry-phone system, a spacious lounge, a fully fitted kitchen, a double bedroom, and a well-presented bathroom. The property also benefits from double glazing throughout, allocated parking, and attractive communal gardens. Panshanger provides a wide range of local amenities, including the Moors Walk parade of shops with a doctors' surgery, Tesco Express, pharmacy, post office, hair salon, beauticians, and a selection of takeaway outlets.



Lounge

13' 1" x 12' 2" (3.99m x 3.71m)

Double glazed window, carpet, radiator

Kitchen

8' 2" x 7' 3" (2.49m x 2.21m)

Double glazed window, wall and base units, sink/drainer, space for appliances.

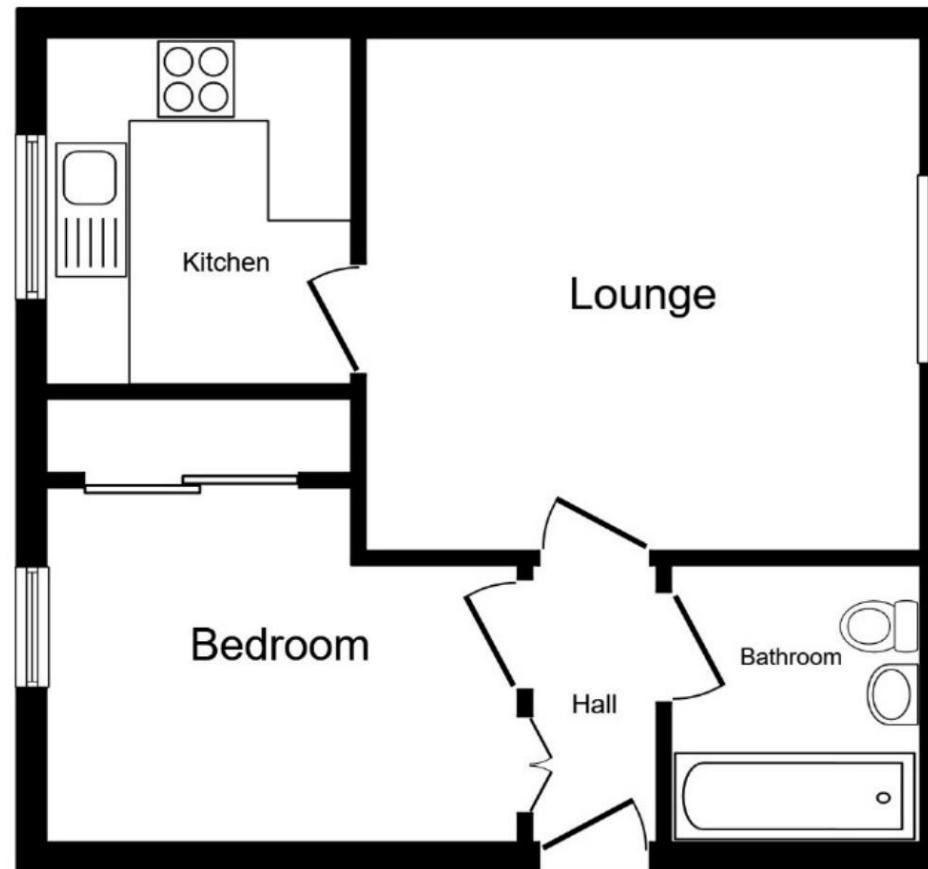
Bedroom

11' 2" x 8' 5" (3.40m x 2.57m)

Double glazed window, carpet, fitted wardrobes, radiator.

Bathroom

Bath with shower over, wash hand basin, W/C.



Total floor area 36.5 m² (393 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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- CHAIN FREE
- One Bedroom Flat
- First Floor
- Allocated Parking
- Communal Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1671.78

Ground Rent: Ask Agent

offers in excess of

£200,000



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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:
WGN109569 - 0002



Please note the marker reflects the postcode not the actual property

 **william h brown**



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