



**The Squirrels, Welwyn Garden City AL7 2JH**

**welcome to**

## **The Squirrels, Welwyn Garden City**

\*\*\* SHARE OF FREEHOLD \*\*\* Offered chain free, this well-presented one bedroom first-floor maisonette is situated in a quiet cul-de-sac within the popular Panshanger area of Welwyn Garden City and benefits from a 999-year extended lease. The property offers well-proportioned accommodation comprising a bright lounge, separate dining room, fully fitted kitchen, generous double bedroom, and a modern three-piece bathroom. Additional advantages include allocated parking and a private rear garden, ideal for outdoor enjoyment. Conveniently located close to Moors Walk local amenities, green spaces, bus routes, and within easy reach of Welwyn Garden City town centre, this home is perfectly suited to first-time buyers and investment purchasers alike.



### Lounge

12' x 13' ( 3.66m x 3.96m )

Double glazed window to front x 2, laminate flooring, radiator.

### Dining Room

9' x 8' ( 2.74m x 2.44m )

Laminate flooring, radiator.

### Kitchen

5' x 8' ( 1.52m x 2.44m )

Double glazed window to side, laminate flooring, sink/drainage, hob, electric oven, wall and base units.

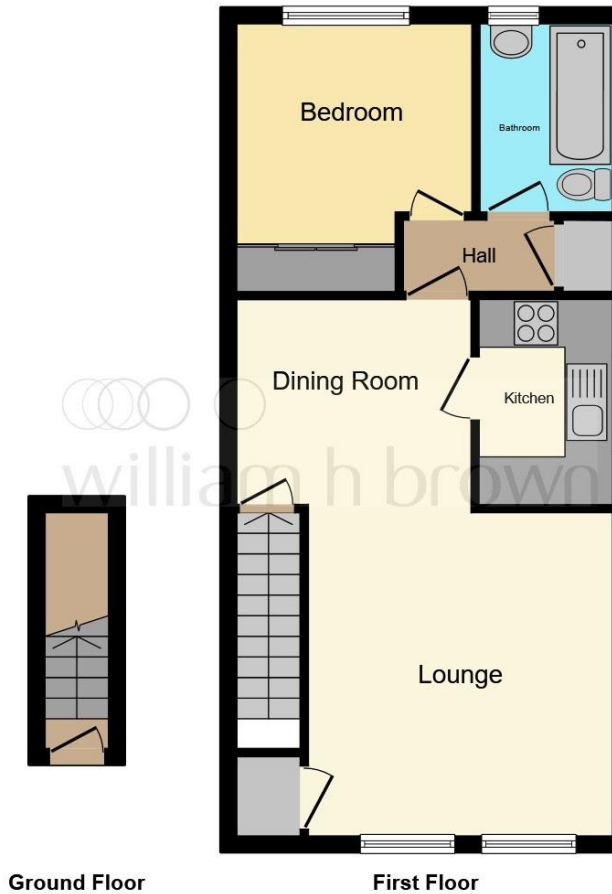
### Bedroom

8' 1" x 9' ( 2.46m x 2.74m )

Double glazed window to rear, carpet, radiator.

### Bathroom

Double glazed window, lino flooring, bath with shower over, W/C, wash hand basin.



Total floor area 50.7 m<sup>2</sup> (546 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.focalagent.com](http://www.focalagent.com)



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## The Squirrels, Welwyn Garden City

- SHARE OF FREEHOLD
- CHAIN FREE
- First Floor Maisonette
- Allocated Parking
- Private Rear Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

offers in excess of

**£240,000**



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This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Apr 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109751 - 0002

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

  
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**01707 324361**



WelwynGardenCity@williamhbrown.co.uk



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



**williamhbrown.co.uk**