



Connells
01753 332 808
FOR SALE

Abwrick
**STRICTLY
RESIDENTIAL
PARKING
ONLY**

Connells

Jordans Hilly Fields
Welwyn Garden City



Property Description

Located in the popular Panshanger area, this larger than average two bedroom top floor apartment offers well balanced and comfortable living with a lovely sense of space throughout.

The property features two good sized bedrooms and a bright, welcoming living area that opens out to a private balcony, providing an ideal spot to relax. The modern fitted kitchen offers plenty of storage, making it both practical and stylish for everyday living.

Further benefits include excellent storage throughout the apartment and a reasonable service charge, adding to its overall appeal. Situated close to highly regarded local schools, amenities and green spaces, this home is well suited to first time buyers, downsizers or investors looking for a well located and generously proportioned apartment.



Living Room

18' 2" x 10' 11" (5.54m x 3.33m)

Kitchen

9' 3" x 6' 8" (2.82m x 2.03m)

Bathroom

7' x 6' 5" (2.13m x 1.96m)

Bedroom 1

12' 1" x 8' 9" (3.68m x 2.67m)

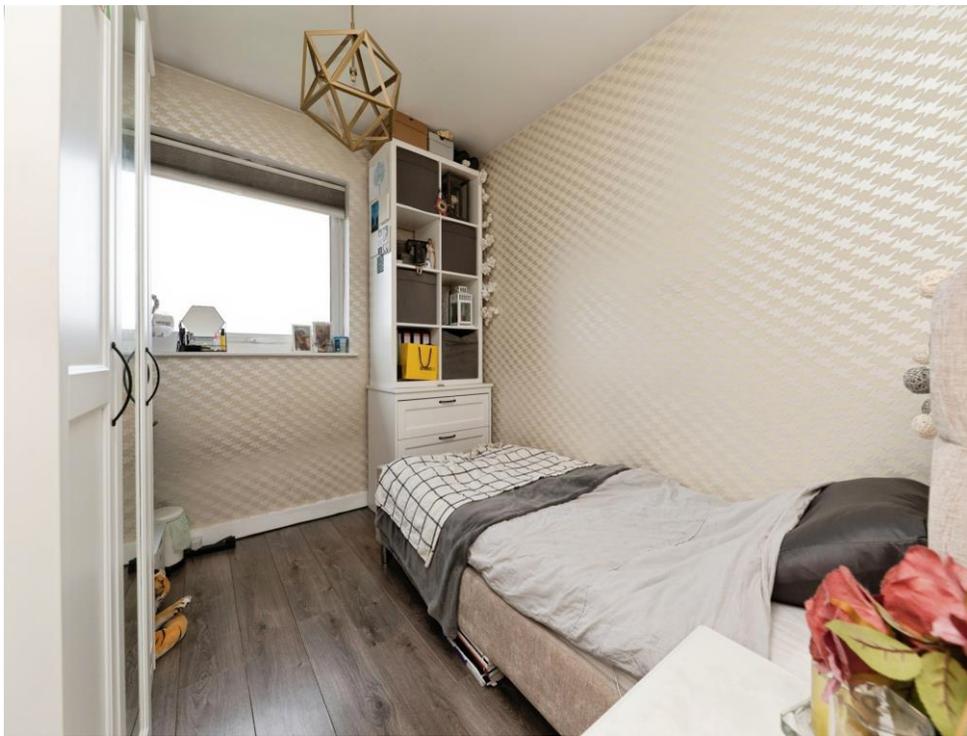
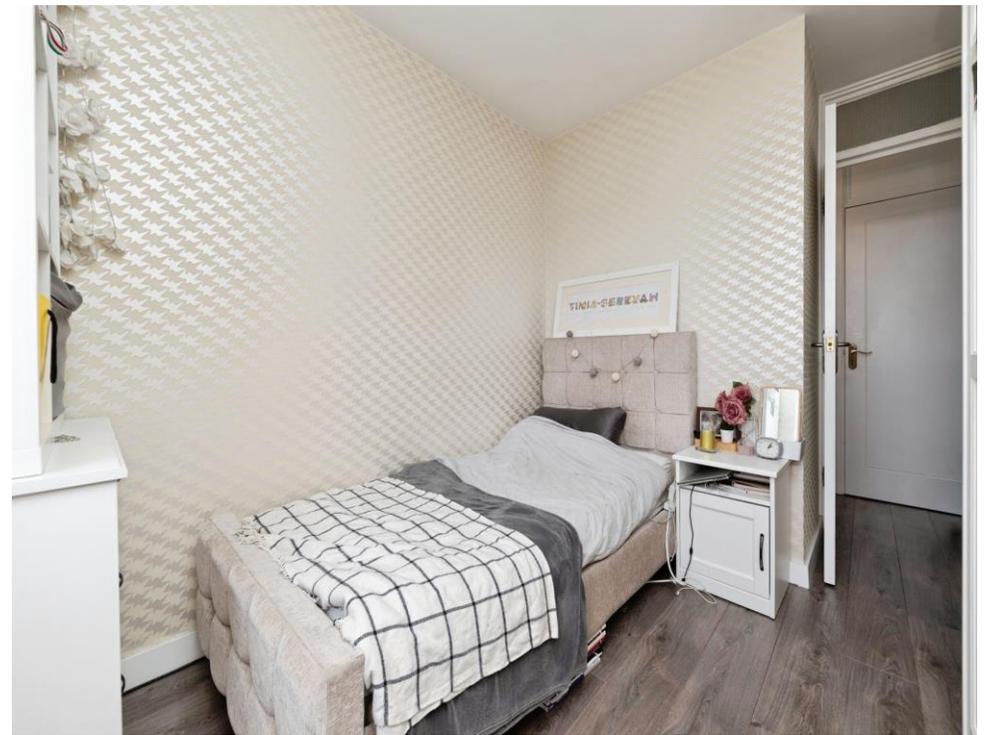
Bedroom 2

12' 1" x 8' 6" (3.68m x 2.59m)

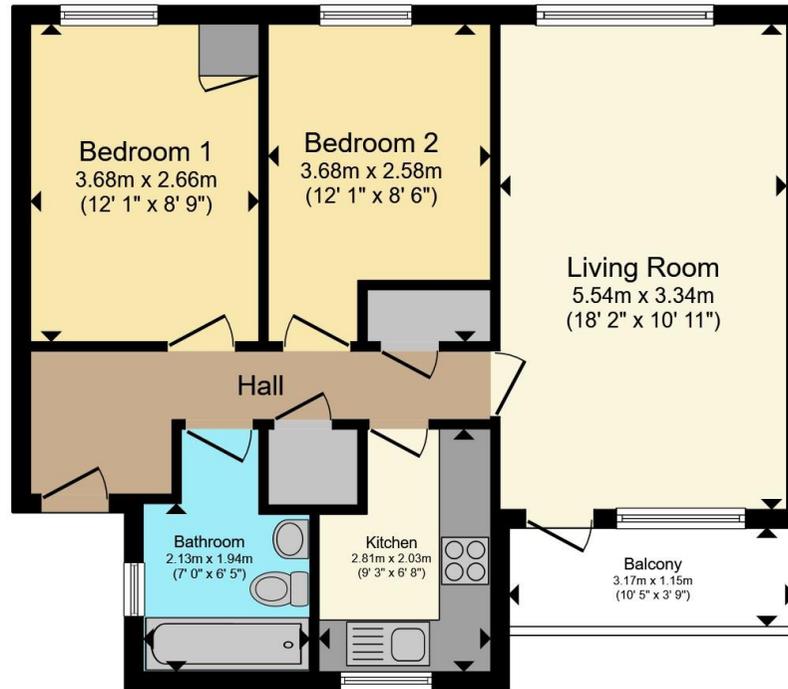
Balcony

10' 5" x 3' 9" (3.17m x 1.14m)









Floor Plan

Total floor area 56.7 m² (611 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



To view this property please contact Connells on

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38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax Band: B

Service Charge: 1464.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307529

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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