



**New Wood, WELWYN GARDEN CITY AL7 2DR**



**welcome to**

## **New Wood, WELWYN GARDEN CITY**

This beautifully presented first floor two bedroom apartment is located in the very popular New Wood in Panshanger, Welwyn Garden City. The property comprises of entrance hall with storage, lounge with separate dining room, kitchen, two bedrooms and family bathroom with walk in shower. The property further benefits from gas central heating, double glazing, resident parking and communal garden. Ideal for first time buyers or as an investment purchase.



**Entrance Hall**

Wooden flooring, storage x 3.

**Lounge**

12' x 12' ( 3.66m x 3.66m )

Double glazed window to rear, carpet, radiator.

**Dining Room**

10' x 7' ( 3.05m x 2.13m )

Double glazed window to front, carpet, radiator.

**Kitchen**

7' x 8' ( 2.13m x 2.44m )

Double glazed window to front, tiled flooring, electric oven/hob/extractor, space for washing machine, sink/drainage.

**Bedroom One**

9' x 12' ( 2.74m x 3.66m )

Double glazed window to rear, carpet, radiator.

**Bedroom Two**

8' x 12' ( 2.44m x 3.66m )

Double glazed window to side, carpet.

**Bathroom**

Double glazed window to front x 2, walk in shower, bath, W/C, wash hand basin.



Total floor area 71.0 m<sup>2</sup> (764 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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## New Wood, WELWYN GARDEN CITY

- Two Bedroom Apartment
- First Floor
- Communal Garden
- Resident Parking
- Lounge & Dining Room

Tenure: Leasehold EPC Rating: C  
Council Tax Band: C Service Charge: 655.80  
Ground Rent: 10.00

offers in excess of  
**£230,000**



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This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109243 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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Please note the marker reflects the  
postcode not the actual property