



3 Jackdaws, Welwyn Garden City, Hertfordshire AL7 2BG

£250,000 - Leasehold



Property Summary

****CHAIN FREE**** A Larger than average GROUND FLOOR, TWO DOUBLE BEDROOM apartment measuring a STAGGERING 73 SQ/M. Nestling at the heart of a quiet CUL-DE-SAC, the property benefits from TWO RECEPTION ROOMS, gas central heating and a remarkable amount of storage. The separate kitchen is a great bonus. The property is positioned in a convenient residential location with direct access to major road links and The Moors Walk parade is a short walk with every convenience required. There is potential to re configure the layout to offer open plan living (subject to the usual consents). Secure phone entry system and REPLACEMENT FRONT DOOR. Benefiting from LOW SERVICE CHARGE AND GROUND RENT. Easy commute to the town centre and positioned next to a regular bus route. A selection of good primary schools are within close proximity. This really is a must see opportunity to appreciate the potential and size. A potential investor could achieve in the region of £1000 pcm. Energy rating C.

Features

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- LOUNGE PLUS DINING ROOM
- LOW CHARGES
- 73 SQ/M
- GROUND FLOOR
- UNRESTRICTED RESIDENTS PARKING
- CUL-DE-SAC

Room Descriptions

ACCOMMODATION

ENTRANCE HALL

Security intercom, large cupboard, study area, airing cupboard plus further storage.

LIVING ROOM

3.84m x 3.66m (12' 7" x 12' 0")

DINING ROOM

3.17m x 2.26m (10' 5" x 7' 5")

KITCHEN

3.25m x 2.26m (10' 8" x 7' 5") A large range of wall and base units, fitted oven with inset hob, space for washing machine and fridge/freezer. Window to front.

BEDROOM ONE

3.71m x 3.12m (12' 2" x 10' 3")

BEDROOM TWO

3.56m x 2.92m (11' 8" x 9' 7")

BATHROOM

Panel bath with shower over, sink with vanity and window for ventilation. Potential to remove wall between bathroom and w/c to create a larger than average bathroom.

PARKING ARRANGEMENTS

Unrestricted communal parking bays and street parking.

COMMUNAL GARDENS

Maintained lawns around the block and cul-de-sac.

LEASE INFORMATION

Lease: 84 Years Remaining

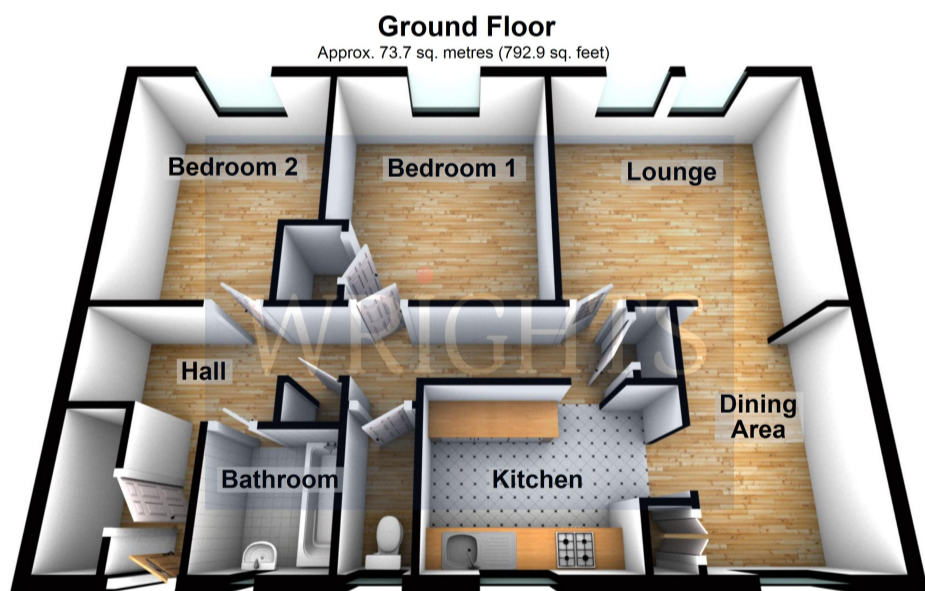
Service Charge: £42.62 per Month includes your Ground Rent (£10 Per Annum)

COUNCIL TAX BAND C

£1,766.36

ABOUT PANSHANGER

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.



Total area: approx. 73.7 sq. metres (792.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	