

REDUCED

Offers in Excess of £205,000 Leasehold



WRIGHTS

# 9 Jordans Hilly Fields, WELWYN GARDEN CITY, Hertfordshire, AL7 2HD

- CHAIN FREE
- GROUND FLOOR APARTMENT
- LARGER THAN AVERAGE
- GROUND FLOOR WITH DIRECT GARDEN ACCESS
- EXTENDED LEASE
- TASTEFULLY REFURBISHED
- UPGRADED KITCHEN, BATHROOM AND BOILER

WRIGHTS

Wrights of W G C  
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211  
wgc@wrightsof.com



## PROPERTY DESCRIPTION

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**\*\* CHAIN FREE \*\* EXTENDED LEASE!** A wonderful opportunity to acquire this **LARGER THAN AVERAGE** one **DOUBLE BEDROOM GROUND FLOOR** flat **WITH GARDEN ACCESS!** Immaculately presented and decorated with an **UPGRADED SHOWER ROOM** and **KITCHEN** with Plenty of storage solutions. Nestling at the very heart of Panshanger. The Panshanger parade of shops are walking distance from the flat with every convenience one could wish for. A wonderful first time buy or a great investment situated in a **PRIVATE BLOCK** and benefits from a **DOUBLE GLAZED WINDOWS**, **UPGRADED WORCESTER BOSCH BOILER** and manicured **PRIVATE GARDENS**. For convenience, the property offers plenty of residents parking facilities. For investors, the property could achieve in the region of **£1,150.00 pcm**. Conveniently located, the Panshanger shops and Morrisons are all within walking distance, open parkland walks are close by, an easy commute the A414 and A1M are easily accessible whilst the mainline station is just a short drive from the close. For young families, a selection of renowned primary schools are a short walk. This is an ideal first time buy or downsize move and an internal viewing comes highly recommended.



## ROOM DESCRIPTIONS

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### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Security door with intercom access and access to the rear gardens.

#### APARTMENT ENTRANCE HALL

Entryphone, two large storage cupboards. All rooms leading off.

#### LIVING ROOM

An impressive-sized lounge that offers a bright and airy space with dedicated dining area and large sliding doors out to the private gardens and a small patio area.

#### KITCHEN

A range of wall and base units, space for fridge/freezer, oven, washing machine and Worcester Bosh Boiler. Window to rear over looking the private rear gardens.

#### BATHROOM

Upgraded suite which features a large bath with head over shower and luxury tiling and window for ventilation.

#### BEDROOM

Large Bedroom with window to the front elevation

#### COMMUNAL GARDENS

Surrounding the site, mostly laid to lawn, there is also a drying area.

#### PARKING ARRANGEMENTS

Plenty of communal parking bays in the residents parking area (permit required). Unrestricted street parking.

### LEASE INFORMATION

Lease: 176 Years remaining  
Service Charge: £122.18 Per month.  
Ground rent: £10.00 Per Annum

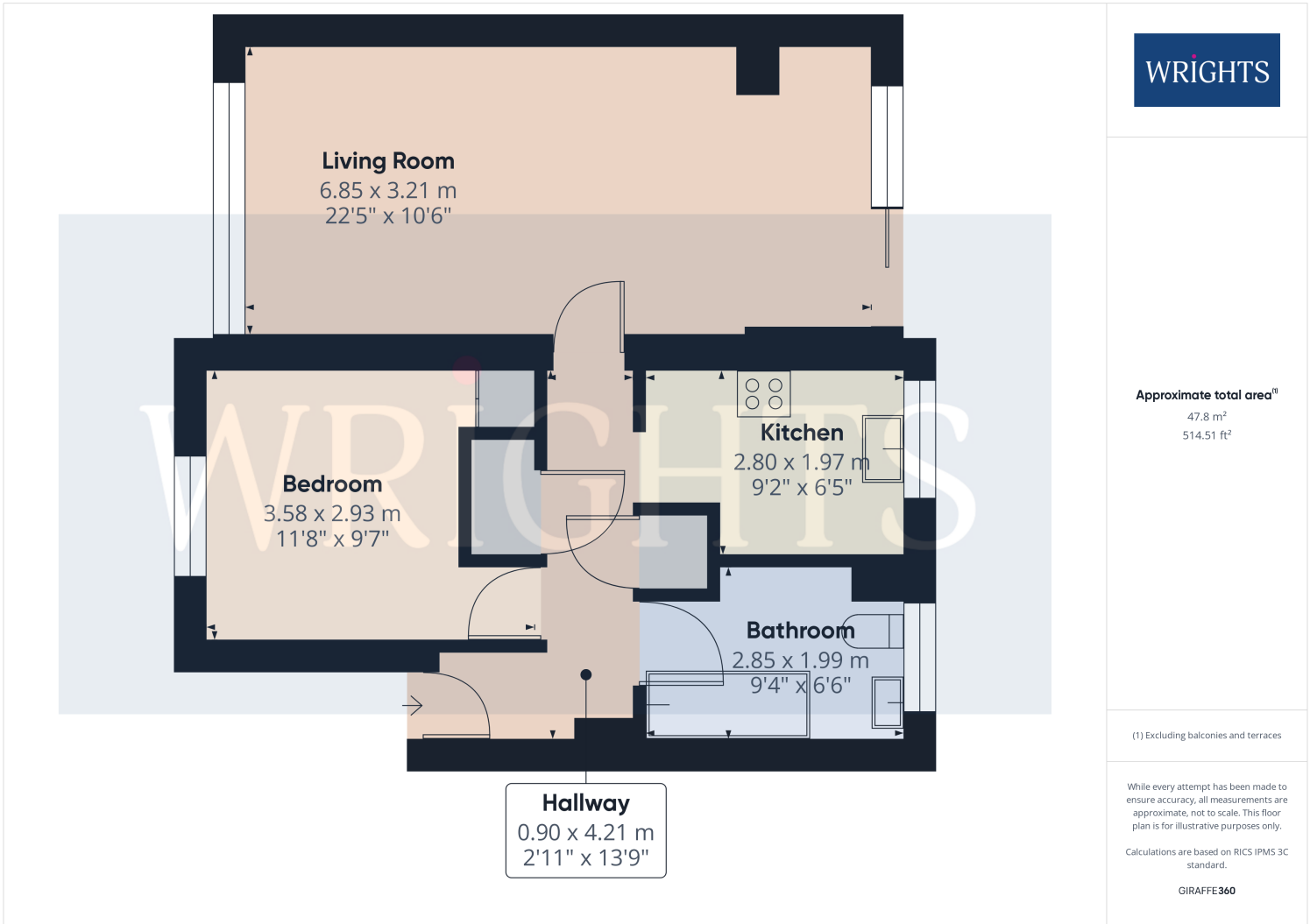
### COUNCIL TAX BAND B

£1,698.78

### 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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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