



8 Andrewsfield, WELWYN GARDEN CITY, Hertfordshire, AL7 2PQ

- LEASEHOLD SHARE OF FREEHOLD
- NO GROUND RENT
- PLENTY OF OFF STREET PARKING
- WELL APPOINTED THROUGHOUT
- GROUND FLOOR APARTMENT
- CLOSE TO PANSHANGER SHOPS
- IDEAL INVESTMENT WITH RENTAL POTENTIAL OF £850 PCM
- CUL-DE-SAC



PROPERTY DESCRIPTION

****SHARE OF FREEHOLD**** A remarkable one bedroom GROUND FLOOR APARTMENT located in a quiet location of PANSHANGER. Tastefully decorated to create this wonderful starter home, plenty of creative storage solutions to maximise the space in the apartment. Also perfect for an investment property. A convenient location being only a stones throw from the Moors Walk parade with every convenience required. The money hole playing fields are a short stroll away perfect for Sunday stroll Close to the bus stop with regular buses running into town. Energy rating D. An investor could achieve in the region of £850 pcm.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL HALLWAY

Security intercom access. Security lights and tiled floors. A well maintained area.

ENTRANCE LOBBY

OPEN PLAN KITCHEN LIVING AREA

Fitted kitchen comprising of integrated oven, inset two ring induction hob, fridge. Tiled splash back, LED under counter lighting. Wifi electric radiator. Bay window.

BEDROOM

Dual aspect overlooking the rear lawns.

SHOWER ROOM

Well presented shower room with three piece suite, vanity unit, chrome towel rail. Airing cupboard housing space and plumbing for a washing machine.

PARKING ARRANGEMENTS

Plenty of off street residents parking bays which are unrestricted.

EXTERNAL FACILITIES

Bin Store

Bike Store

Communal wash lines

LEASE DETAILS

999 Year lease from 2008 with benefit of a share of freehold.

Service Charge: £81.33 month

No ground rent

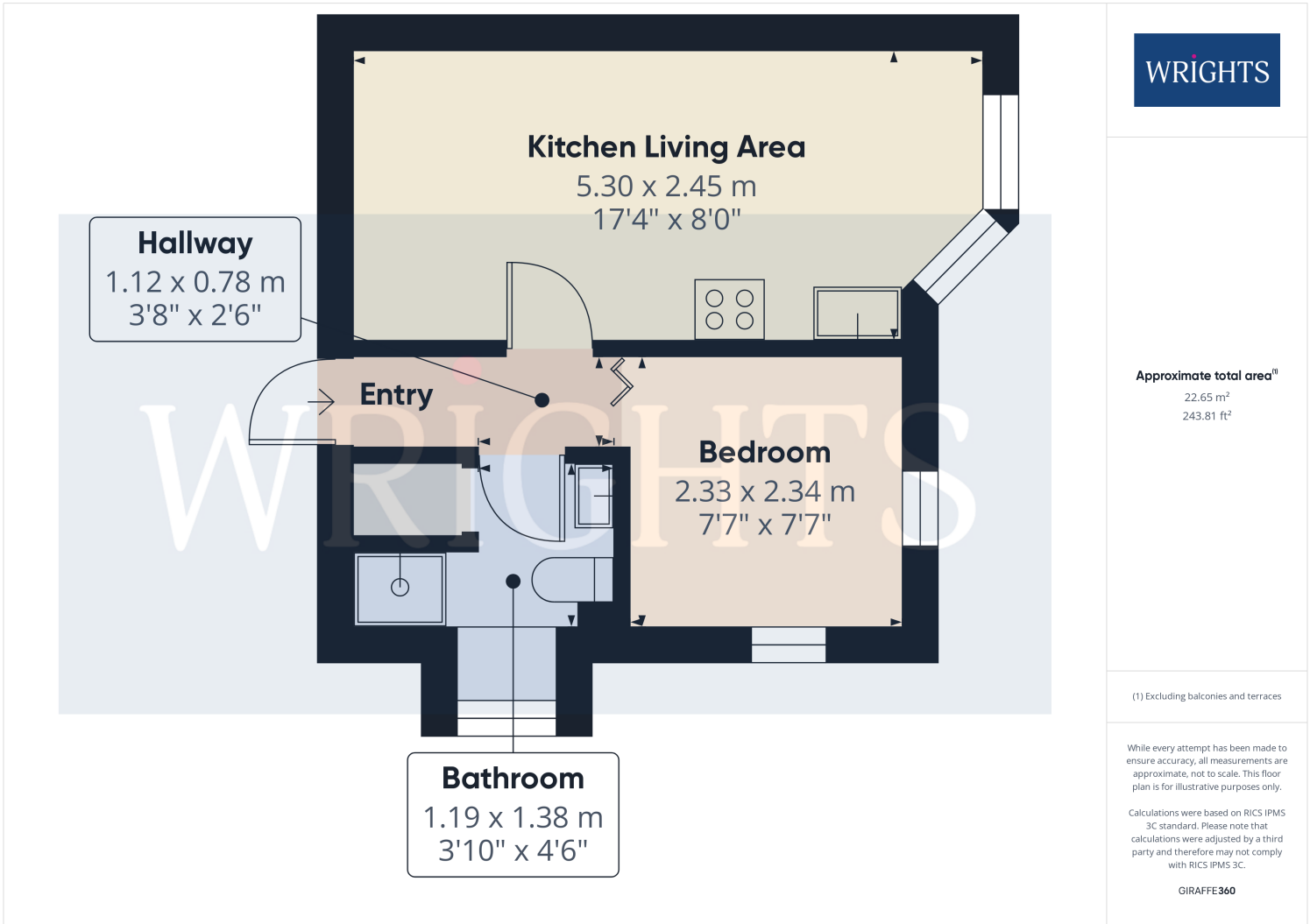
COUNCIL TAX BAND B

£1,730.00

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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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