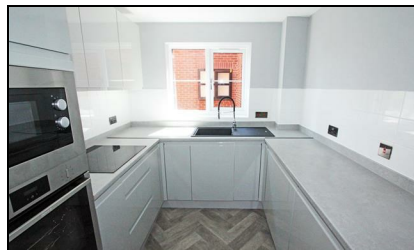




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## Tempsford, Welwyn Garden City

A spacious and fully modernised first floor apartment with garage and communal gardens in a quiet cul-de-sac close to open parkland. No Chain.

**£250,000**

01992 87 85 80

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### Overall Description

This is a recently modernised first floor apartment in a pleasant, quiet tucked away location on the edge of Welwyn Garden City and close to open countryside as well as local shops and other amenities. The owner has recently modernised the apartment with a new kitchen and bathroom, new flooring throughout and total re-decoration, so it is ready for you to move in. The apartment has two bedrooms, a modern bathroom with shower above the bath, spacious sitting/dining room with bay window and contemporary kitchen. Outside there is a garage, good-sized communal gardens and plenty of visitor parking. The property has a Share of Freehold with a long 999 year lease (1986-2984) and is being sold with no onward chain so early viewing is strongly recommended.

### Location

The property sits at the end of a quiet cul-de-sac in the popular Panshanger area of Welwyn Garden City and so is a pleasant and quiet location. The apartment is conveniently located for local amenities with an excellent row of local shops and a large Morrisons Supermarket just a few minutes drive away, and excellent schools within walking distance. It is also around a ten minute's drive from Welwyn Garden City mainline station with its regular fast trains to London Kings Cross and a similar short drive from the A1. Welwyn Garden City has an excellent range of shops, restaurants and other amenities including the Howard Shopping Centre (by the station), John Lewis Department Store and Waitrose, while Tesco (by the A1) and The Galleria (Hatfield) are only a short drive away. WGC is surrounded by beautiful open countryside and you can access Money Hole Lane Park across the road and that leads into Panshanger Park. There are a wide range of sporting and other facilities for families in the area including the Panshanger Football Club directly opposite, the Gosling Sports Centre and Stanborough Park and Lakes with its boating and fishing.

### Accommodation

From the parking at the front a door leads into a communal hall with stairs leading up the the first floor and the front door into the:

#### Entrance Hall 14'2 x 2'9 (4.32m x 0.84m)

Grey wood-effect vinyl floor. Wall-mounted electric heater. Airing cupboard with factory-lagged hot water cylinder, space/plumbing for washing-machine and wooden-slatted shelving..

#### Sitting/Dining Room 19'9 x 10'6 (6.02m x 3.20m)

Bay window to front. Window to side. Wall-mounted electric heater. Grey wood-effect vinyl floor. TV aerial point.

#### Kitchen 7'10 x 7'9 (2.39m x 2.36m)

Window to rear. Kitchen units with roll-top worksurfaces and sink unit. New eye-level oven and microwave. New electric hob. New fitted fridge and freezer. Grey wood-effect vinyl floor.

#### Bedroom One 11'4 x 8'1 (3.45m x 2.46m)

Window to front. Grey wood-effect vinyl floor. Wall-mounted heater.

#### Bedroom Two 8'1 x 7'10 (2.46m x 2.39m)

Window to side. Wall-mounted electric heater. Grey wood-effect vinyl floor.

#### Bathroom 8'1 x 5'8 (2.46m x 1.73m)

Panel bath with shower attachment, tiled surround and glass shower screen. Low-level WC. Wash-hand basin. Modern heated towel-rail. Tiled walls. Tile-effect vinyl floor.

### Outside

The apartments have pleasant communal gardens to the side and rear and a car-park with ample visitor's spaces. The apartment has its own GARAGE: 18'4 x 8'1 with garage door. Communal tap. Communal Bin Store.

### Services and Other Information

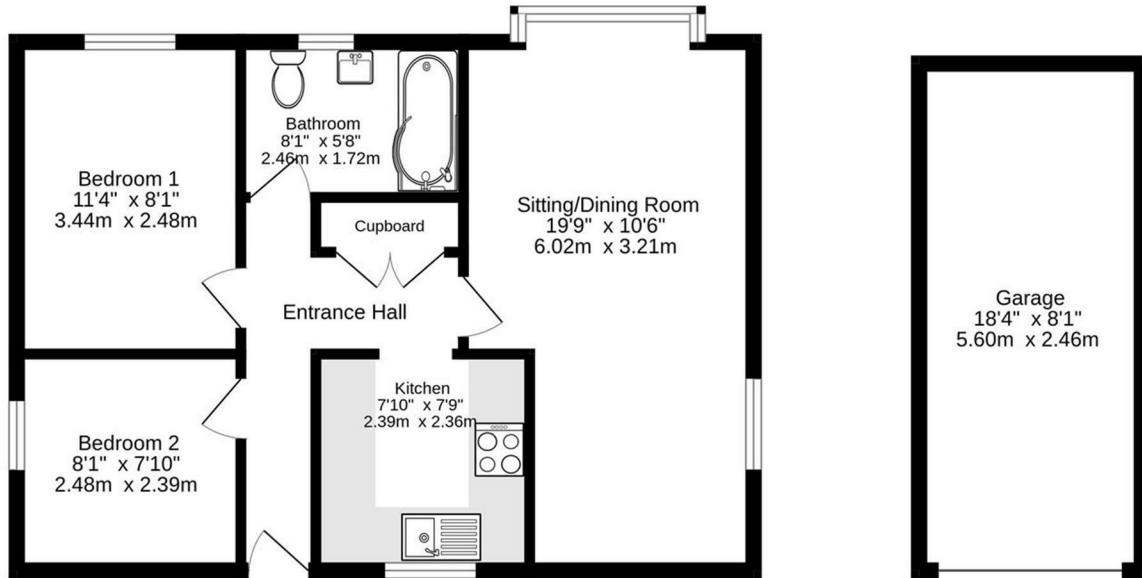
Mains water, drainage and electricity. Electric wall-mounted heaters. Share of Freehold with a Lease of 999 year from 1986. Service Charge: £253 per month (\*£3,036 per annum). \*Drainage, Water and Building Insurance included in this fee. Also, the management company have confirmed that this fee will be reduced

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by 25/30% following completion of works currently being carried out in 2026/early 2027. There is an annual residents meeting and a management company has been appointed. Double-glazed windows. Council Tax Band: C. Rental value c. £1,300-£1,400 per month. No chain.

Ground Floor  
666 sq.ft. (61.9 sq.m.) approx.




TOTAL FLOOR AREA : 666 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>71</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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