



**19 Nell Gwynn Close, Shenley
 Hertfordshire WD7 9JA
 Guide Price £260,000**

Offered for sale CHAIN FREE & with VACANT POSSESSION is this lovely two bedroom first floor purpose built flat.

Located in one of only two purpose built blocks of flats in Porters Park, this is an excellent opportunity to acquire this property as a home or investment.

Accommodation comprises two bedrooms, bathroom, kitchen and spacious lounge diner with feature vaulted ceiling.

The property is well appointed for all local amenities and close to Shenley Park and a bus stop. It is bright and airy, there are 2 allocated parking bays and some communal outdoor space.

**** Whilst this property has a short lease, the current lender has confirmed that they will lend on this property despite the short lease. This is an outstanding opportunity to get on the property ladder, or for an investor and immediate viewing is strongly recommended.****

Lease term : 99 years from 1 June 1993 - 67 years remaining.
 Service charge £75 per month & EPC Rating Band D.



Entrance Hall

Lounge Diner

16'6 x 13'1 at max points (5.03m x 3.99m at max points)

Kitchen

10'1 x 6'10 (3.07m x 2.08m)

Bedroom One

10'5 x 10'1 excluding wardrobes (3.18m x 3.07m excluding wardrobes)

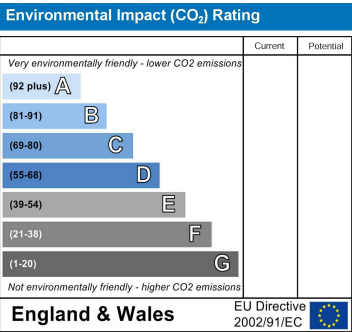
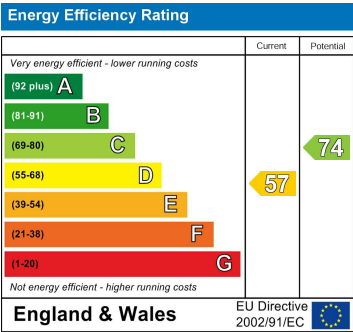
Bedroom Two

10'5 x 8'1 at max points (3.18m x 2.46m at max points)

Bathroom

Parking

2 allocated parking bays in front of the block.





Total Area: 629 ft² ... 58.4 m²

All measurements are approximate and for display purposes only

