



**Grove Meadow, Welwyn Garden City AL7 2BE**

**welcome to**

## **Grove Meadow, Welwyn Garden City**

This well-presented one-bedroom ground-floor flat is situated in the highly sought-after area of Panshanger, offering excellent commuter links via the A414, A1(M), and mainline rail services into London. The accommodation comprises a welcoming entrance hall with ample storage, a bright and comfortable lounge, a fully fitted kitchen, a well-proportioned double bedroom, and a modern shower room. The kitchen, bathroom, and boiler have all been replaced within the last few years, ensuring the property is well maintained and ready to move into. Externally, residents benefit from communal gardens and convenient on-street parking.



### Lounge

Double glazed window to rear, carpet, radiator.

### Kitchen

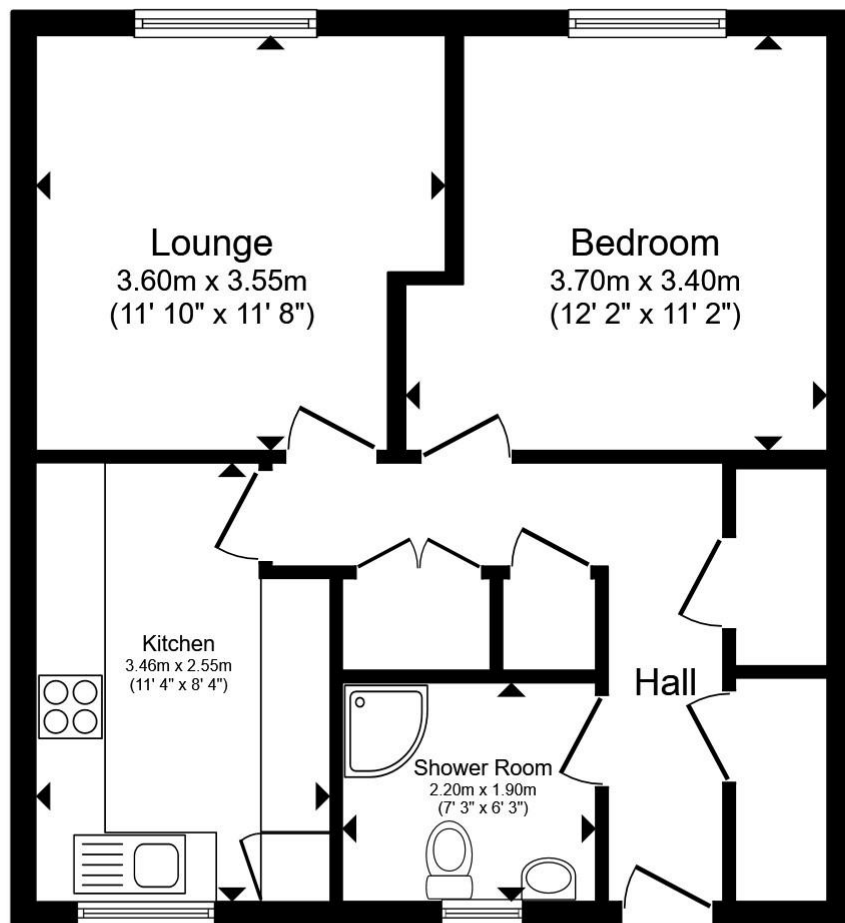
Double glazed window to front, sink/drain, electric oven, induction hob, wall radiator, extractor fan, wall and base units.

### Bedroom

Double glazed window to rear, carpet, built in storage, radiator.

### Shower Room

Double glazed window to front, vinyl flooring, heated towel rail, W/C, wash hand basin, shower cubicle.



Total floor area 51.4 m<sup>2</sup> (554 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Grove Meadow, Welwyn Garden City

- One Bedroom Flat
- Ground Floor
- Communal Garden
- On Street Parking
- Built in Storage

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 596.08

Ground Rent: 10.00

offers in excess of

**£210,000**



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This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Jan 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109679 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

  
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