



Jordans Hilly Fields, WELWYN GARDEN CITY AL7 2HD

welcome to

Jordans Hilly Fields, WELWYN GARDEN CITY

Situated in the highly sought-after Panshanger area of Welwyn Garden City, this attractive two-bedroom top floor apartment offers well-balanced accommodation in a convenient location. Local amenities are close by, while Welwyn Garden City town centre and its mainline station, with direct services into London, are just a short drive away. The property features an entrance hallway with two useful storage cupboards, leading through to a bright and spacious dual-aspect open-plan living and dining area, complete with access to a private balcony. There is a modern fitted kitchen with integrated appliances, two well-proportioned bedrooms, and a family bathroom. Additional benefits include gas central heating, double glazing throughout, well-maintained communal gardens, and residents' permit parking.



Entrance Hall

Storage cupboard x 2.

Lounge/Dining Room

Double glazed window x 2, door to balcony, laminate wood flooring.

Kitchen

Double glazed window, sink/drainage, extractor fan, wall and base units, hob/oven, laminate wood flooring.

Bedroom One

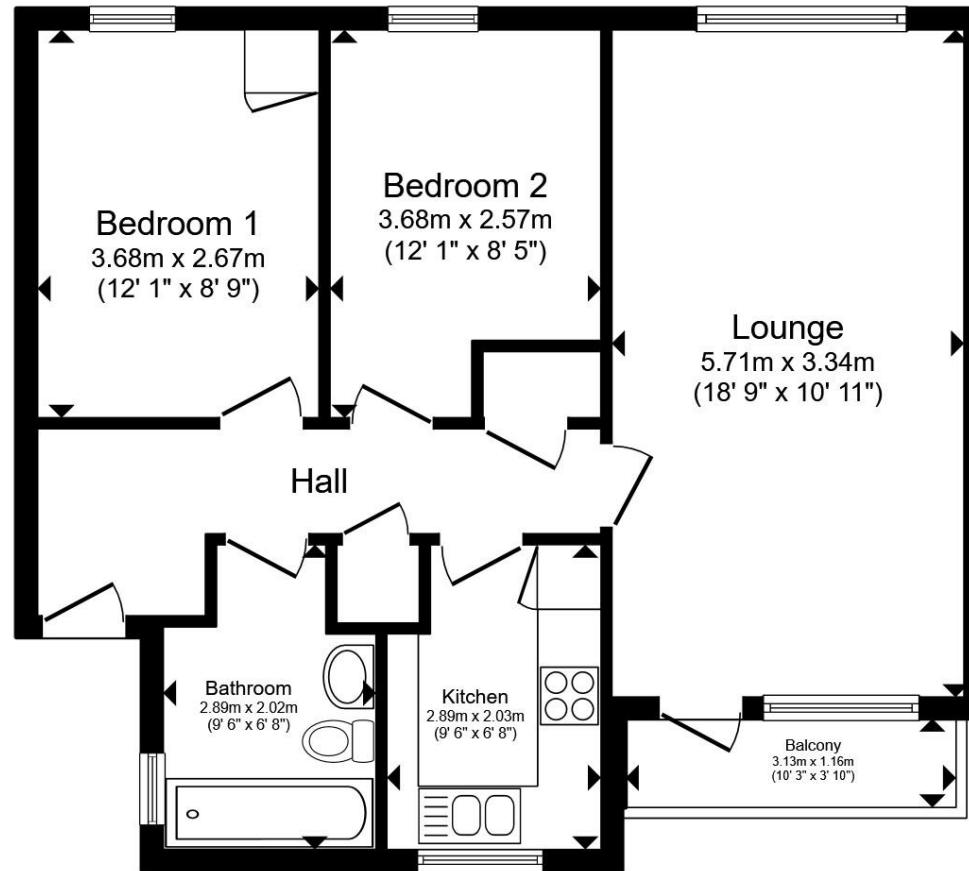
Double glazed window, storage cupboard, laminate wood flooring.

Bedroom Two

Double glazed window, laminate wood flooring.

Bathroom

Double glazed window, tiled walls, bath, W/C, wash hand basin.



Total floor area 60.6 m² (653 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



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Jordans Hilly Fields, WELWYN GARDEN CITY

- Two Bedroom Apartment
- Top Floor
- Communal Gardens
- Resident Permit Parking
- Private Balcony

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1452.00
Ground Rent: 10.00

guide price

£240,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109505 - 0002

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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