


Wellington Drive  
Welwyn Garden City  
AL7 2NE

 1 Bedroom

 1 Bathroom

 1 Reception Room

 Ample Parking

 Communal

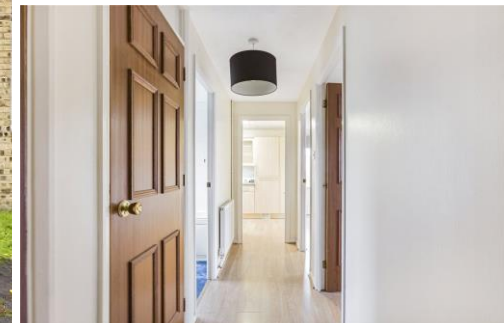
 EPC Band C

Council Tax  
Band: B  
£1,698.78 Apr 24/Mar 25.

Leasehold: 125 years from 30 July 2013  
Ground Rent: £150 pa.  
Service Charge: £1705 pa (approx).

Guide Price  
190,000 Leasehold

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A one bedroom apartment situated at the end of a quiet cul-de-sac in Panshanger, being sold with no onward chain.

### Description

This one bedroom apartment, which is central to the Panshanger area of Welwyn Garden City, offers many features including a bright, spacious living room with a good size picture window. The kitchen has a range of wall mounted and base level units.

The principal bedroom has a northerly outlook and the bathroom comprises of a white three piece suite and window.

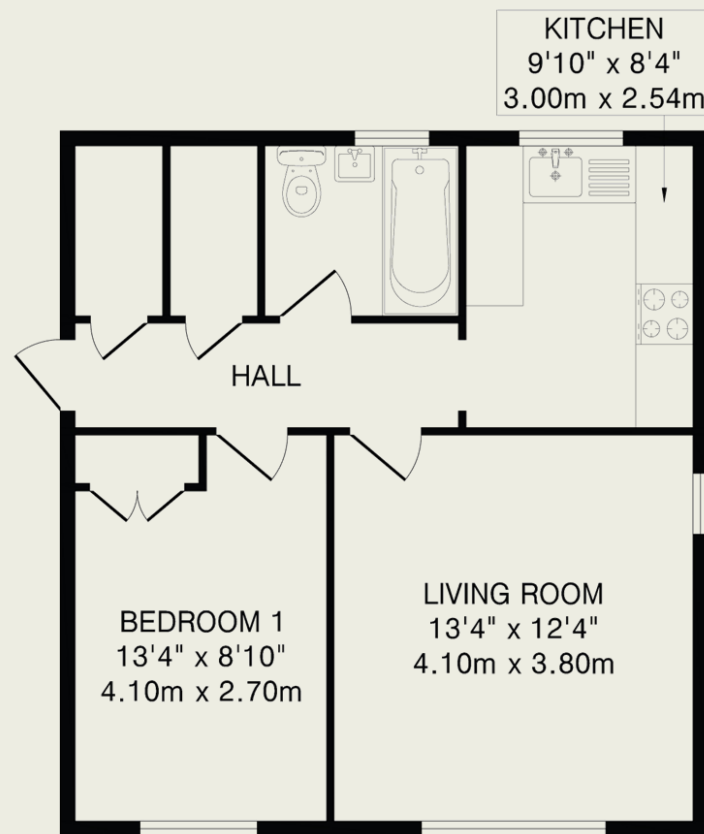
For comfort and economy the property benefits from gas fired central heating to radiators and has double glazing throughout.

The exterior provides plenty of parking, communal gardens, a security entry phone and well lit inner landings.

### Location

Wellington Drive is a private cul-de-sac in the heart of Panshanger, which is located on the eastern side of Welwyn Garden.

The location gives access to countryside walks, local shopping amenities - supermarket, post office, pharmacy - and all major road links (A414 Hertford Road). Town centre amenities, including John Lewis, Waitrose and the Howard Shopping Centre, and a mainline rail station (London Kings Cross), are only a short drive away.



Second Floor

TOTAL FLOOR AREA: 492 sq.ft.(45.7 sq.m)approx.

This floor plan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### Important Information

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