

Gaddesden Grove  
Welwyn Garden City  
AL7 2LW

 1 Bedroom

 1 Bathroom

 1 Reception Room

 Communal Parking

 Communal Gardens

 EPC Band C



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

Leasehold: 125 years from 31/10/1988  
to 30/10/2113  
Ground Rent: £10 pa  
Service Charge: £77 pm

Offers in Excess of  
£175,000 Leasehold

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A spacious one bedroom ground floor maisonette being sold with no onward chain.

### Description

This one bedroom ground floor maisonette boasts spacious living accommodation and is located within easy reach of local shops, schools and transport links.

The property features a spacious lounge/dining room, alongside a separate fitted kitchen designed for practicality and ease. There is a generously sized double bedroom in addition to a modern bathroom with three a piece suite.

Residents will also enjoy the added benefits of well maintained communal gardens, providing outdoor space and communal parking.

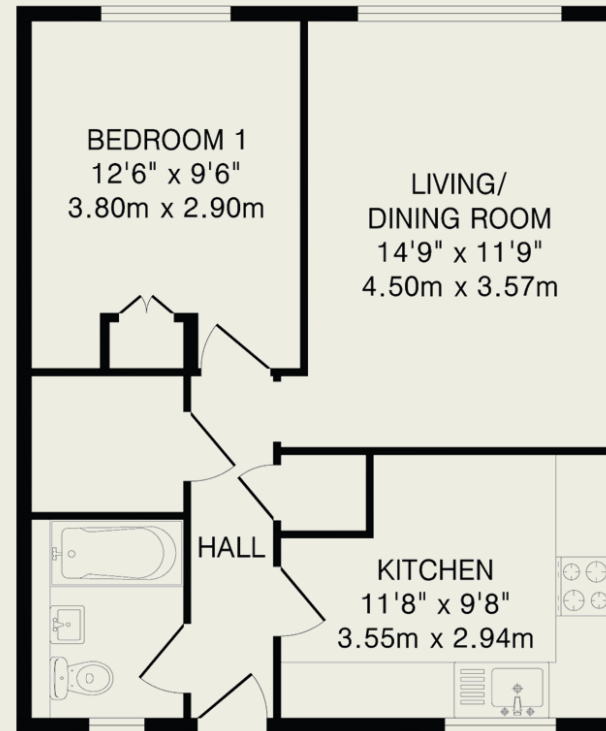
This property is a fantastic opportunity for either homeowners for investors.

### Location

Gaddesden Grove is situated within the Panshanger development of Welwyn Garden City which benefits from being within walking distance to local amenities including Morrisons supermarket.

Panshanger also offers easy access to the town centre and mainline station.

(Welwyn Garden City to Kings Cross 28 minutes).



Ground Floor Flat

TOTAL FLOOR AREA: 507 sq.ft.(47.0 sq.m)approx.

This floorplan 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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