



12, Heathcrot

Welwyn Garden City,
Hertfordshire, AL7 2BF
Guide Price £240,000

country
properties

Offered chain free, this well-proportioned two-bedroom top-floor flat is situated in the popular Panshanger area, conveniently located close to local shops, amenities and transport links. The property offers a spacious living/dining room, separate fitted kitchen, two good-sized bedrooms and bathroom, making it an ideal purchase for first-time buyers or investors.

- CHAIN FREE!!
- TWO BEDROOM TOP FLOOR FLAT
- SPACIOUS LIVING/DINING ROOM
- SEPARATE FITTED KITCHEN
- TWO GOOD-SIZED BEDROOMS
- IDEAL FIRST-TIME BUY OR INVESTMENT PURCHASE
- POPULAR PANSHANGER LOCATION
- CLOSE TO SHOPS & AMENITIES
- CLOSE TO GOLF COURSE AND OPEN COUNTRY WALKS

Ground Floor

Communal Entrance Hall

Communal entry door with entry phone system leading into the Communal Entrance Hall, stairs to first and second floor

Second Floor

Entrance Hall

The property is approached via a communal entrance, with the flat itself opening into an internal entrance hall providing access to the principal rooms. Wood-effect flooring runs through the hallway, with neutral décor and internal doors leading to the living accommodation, bedrooms, kitchen and bathroom.

Living/Dining Room

A particularly generous living and dining room offering plenty of space for both seating and a separate dining area. A large double-glazed window provides good natural light and an elevated outlook, while the room benefits from wood-effect flooring, neutral walls and radiator heating. The proportions of the room make it particularly versatile, with ample space to create clearly defined living and dining areas.



Kitchen

The separate kitchen is fitted with a range of light wood-effect wall and base units complemented by dark work surfaces and tiled splashbacks. There is an inset sink and drainer positioned beneath the window, together with an integrated electric oven and space for a range of freestanding appliances. A large double-glazed window provides natural light and ventilation, while tiled flooring provides a practical finish.

Master Bedroom

A well-proportioned double bedroom with ample space for a full-size bed and additional bedroom furniture. The room is finished in neutral décor with fitted carpet and benefits from built-in mirrored wardrobes providing useful storage. A radiator provides heating.

Bedroom Two

A further good-sized bedroom with a double-glazed window providing plenty of natural light and a pleasant outlook. Finished with neutral walls and fitted carpet, the room offers flexibility as a second bedroom, guest room or home-working space.

Bathroom

The bathroom is fitted with a three-piece suite comprising a panel-enclosed bath with shower over and glazed screen, pedestal wash hand basin and low-level WC. The room has contrasting tiled walls and tiled flooring, together with a double-glazed window providing natural light and ventilation.

Outside and Communal Areas

The flat forms part of an established purpose-built residential development surrounded by maintained communal grounds. The building is set behind mature hedging and landscaped greenery, creating an attractive setting around the development. The property benefits from 2 allocated parking spaces.

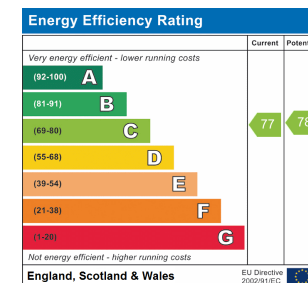
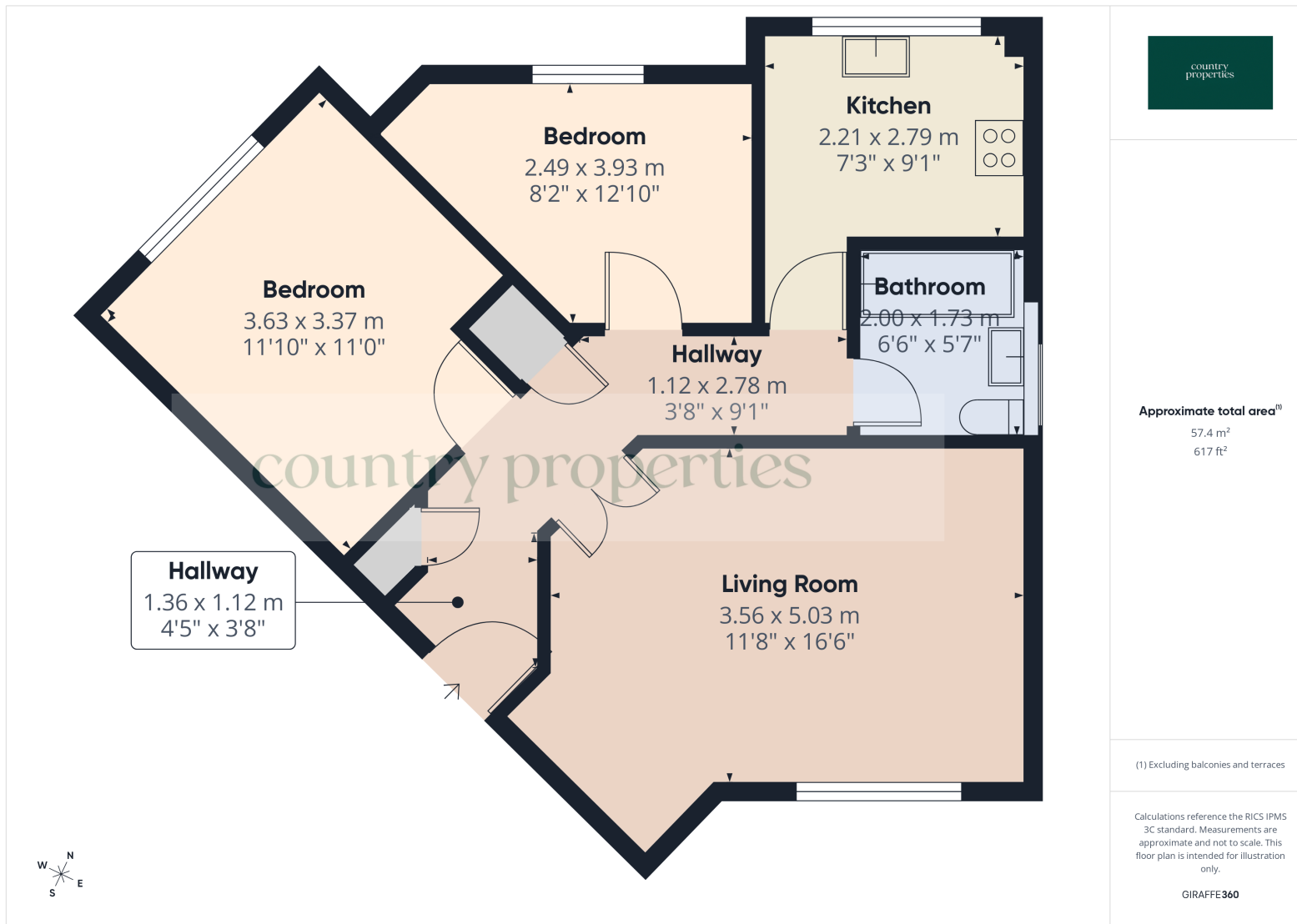
Agents Notes

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Viewing by appointment only

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