



**mather
estates**

Penn Way, Welwyn Garden City, AL7 3EF

Shared ownership £90,000

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Penn Way, Welwyn Garden City

40% SHARED OWNERSHIP or FULL OWNERSHIP AVAILABLE!

This beautifully presented second floor apartment in this popular development has access to a first floor roof terrace and is conveniently located within a short walk of the train station and town centre, and briefly comprises of lift access, security entryphone system, an open plan dual aspect living room/kitchen with integrated appliances and a Juliet balcony overlooking the communal grounds, double bedroom and bathroom. The apartment is double glazed and has gas radiator central heating. The apartments also benefit from lift access, private underground parking with security door, The communal grounds offer play areas, mature shrubs and evergreens and paved seating areas. early viewing of this delightful apartment is strongly recommended.





Communal Entrance Hall

Part glazed entrance door with security entryphone system, stairs and lift to all floors, door to underground car park, access to first floor roof terrace.

Private Entrance Hall

Security entryphone system, storage cupboard, radiator, wood effect flooring, doors to:

Open Plan Living Room/kitchen

15'6 x 13'4

Fitted range of wall and base units, complimentary work surface and tiled splash back, stainless steel sink/drainer with mixer tap, built in stainless steel oven and hob with chimney style extractor hood over and stainless steel splash back, space for washing machine, integrated fridge/freezer, double glazed window to front & side overlooking the communal grounds, French doors opening onto a Juliet balcony, two radiators, wood effect flooring to kitchen area.

Double Bedroom

11'9 x 11'2 max

Double glazed window to front, radiator,

Bathroom

Comprising of panel enclosed bath with shower over and glazed screen, pedestal wash hand basin with tiled splash back and shaver point over, dual flush wc, complimentary wall tiling, wood effect flooring. double glazed window to front.

Underground Parking

Private underground parking for one vehicle accessed via an electric security door, communal bin store, door to communal hallway.



Communal Grounds

Large lawn area with flowers, shrubs and evergreens, patio areas with seating, park/play areas.

Leasehold Information

125 year lease from 25/12/2011 with approximately 111 years still remaining

Ground Rent; £140 per annum (increases inline with RPI every 10 years).

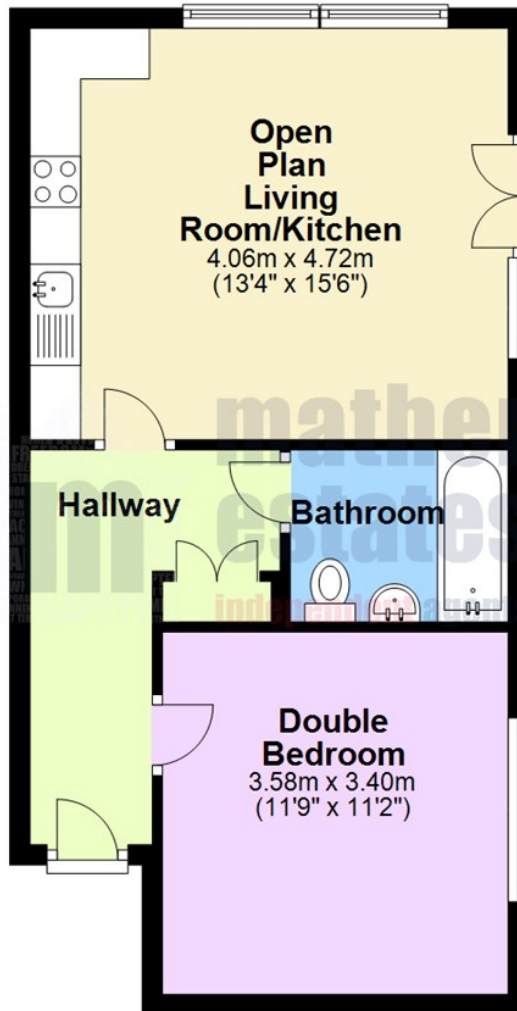
Service Charge (Including water & heating £308.40 pcm

Rent; (For remaining share) £399.68 pcm

Further % of ownership can be purchased.



Second Floor

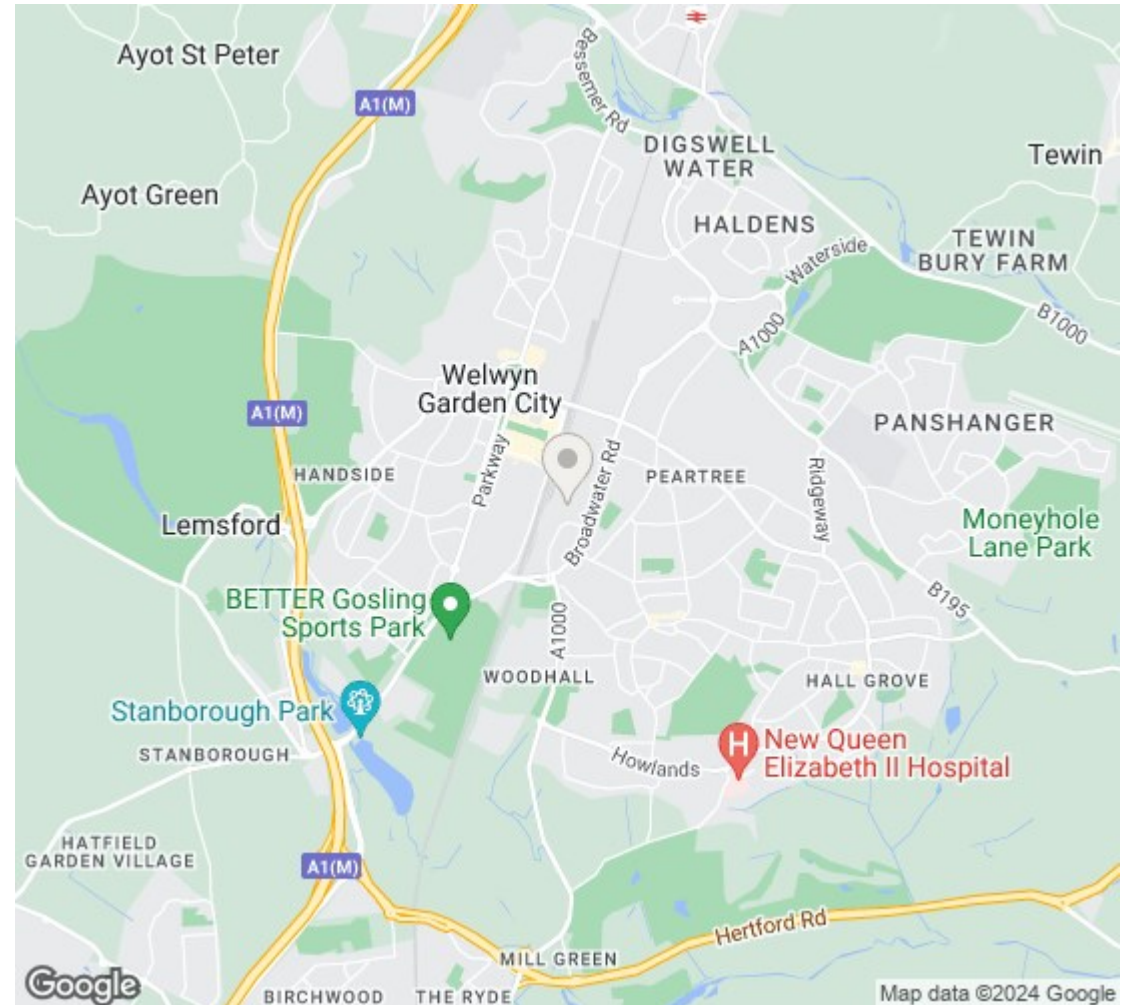


Total area: approx. 43.1 sq. metres (464.0 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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 will be 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.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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