

FOR SALE



Stonehills House, Stonehills, Welwyn Garden City, Herts

Two Bedrooms, One Bathroom, Apartment

ASKING PRICE OF **£225,000**





- **CHAIN FREE!!**
- **Modern Two Bedroom Apartment with own entrance**
- **Pristine Condition**
- **Situated in a prime position in WGC Town Centre just minutes from the Train Station**
- **Contemporary Bathroom**
- **Ideal as a Residential purchase or Investment opportunity**

CHAIN FREE!! This immaculate two-bedroom first floor purpose built Apartment is located in the heart of Welwyn Garden City, with the Train Station situated just minutes from the property. The property is a stone's throw from John Lewis and Waitrose, together with other retail units, restaurants, and coffee shops. The Apartment is modern, light, and airy, and features its own private entrance, together with entrance porch and hall, two bedrooms, open-plan kitchen/diner/lounge, and contemporary bathroom. **VIEWING is highly recommended!!**

ENTRANCE PORCH

Front door leading into porch area with tiled floor, entry-phone, storage cupboard, cupboard housing hot water tank, and ceiling light.

ENTRANCE HALL

Laminate floor, ceiling lights.

BEDROOM ONE

Carpet, radiator, two double-glazed windows, ceiling lights.

BEDROOM TWO

Carpet, radiator, two-double-glazed windows, ceiling lights.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		



OPEN-PLAN KITCHEN/DINER/LOUNGE

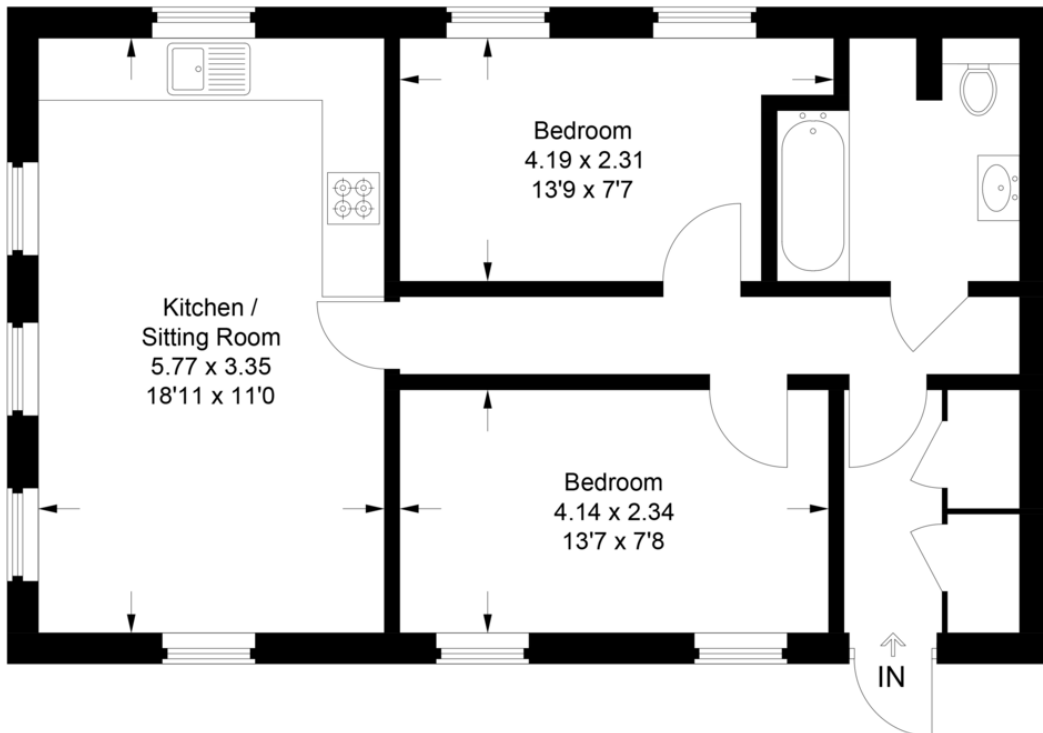
Laminate floor, radiator, four double-glazed windows featuring fitted white shutters, ceiling lights. The kitchen area has a range of modern grey wall and base units, a stainless steel sink with mixer tap, laminate worktops and splashbacks, integrated appliances including electric oven and hob with filter hood over, washing machine and fridge-freezer, radiator, ceiling lights.

BATHROOM

Tiled floor and walls, electric heating panel, contemporary white bathroom suite comprising bath with stainless steel mixer tap, electric shower and screen, sink housed in vanity unit with stainless steel mixer tap, low-level flush WC, built-in mirrors, extractor fan, ceiling lights.



Approximate Gross Internal Area
54.8 sq m / 590 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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