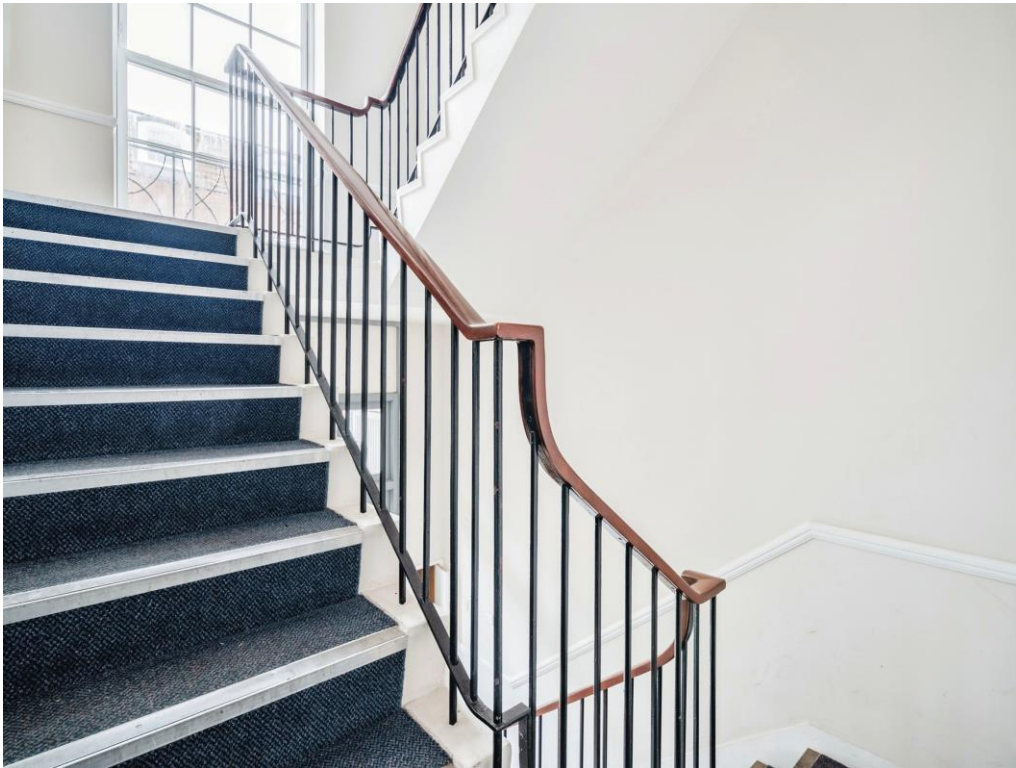




# Stonehills Welwyn Garden City AL8 6PD

for sale offers in excess of  
**£180,000**



## Property Description

Well-presented apartment situated in the heart of Welwyn Garden City Town Centre, this home makes an ideal first-time purchase or investment. Benefiting from an open plan kitchen with integrated appliances, the reception has two double glazed windows and space for a dining area, large double bedroom and a modern finished three piece bathroom. The property has been maintained to a high standard throughout and further benefits from double glazing and ceiling spotlights.

Welwyn Garden City is located in Hertfordshire and was the second Garden City in England. The town offers a wide range of amenities and shops including John Lewis Department store, The Howard shopping centre and Waitrose. The Mainline Rail Station has direct routes to London Kings Cross (In less than 30 minutes) and the Town also has great access to the A1(M).

## Open Plan Kitchen/Lounge

16' 8" x 12' 7" ( 5.08m x 3.84m )

Laminate flooring. Double glazed window. Electric radiator.

## Kitchen

Range of wall and base units with work surfaces over. Integrated induction hob, oven and fridge. Space for washing machine. Double glazed window.

## Bedroom

12' x 9' 3" ( 3.66m x 2.82m )

Window

## Bathroom

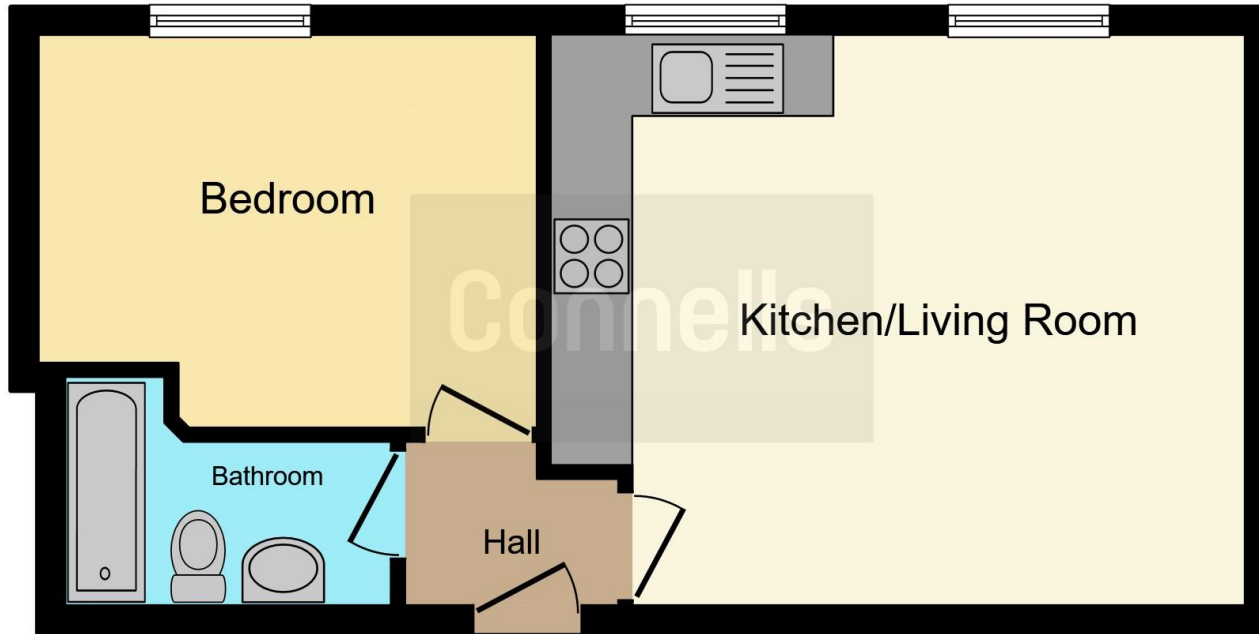
Suite comprising of a panel bath with shower attachment over, wash hand basin and a WC.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Leasehold

**[view this property online connells.co.uk/Property/WWY306595](http://connells.co.uk/Property/WWY306595)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Aug 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WWY306595 - 0011