



**Connells**

Woodhall House Cole Green Lane  
Welwyn Garden City



# Woodhall House Cole Green Lane Welwyn Garden City AL7 3PX

for sale  
**£165,000**



## Property Description

Connells are pleased to welcome to this ONE BEDROOM apartment in the popular area of Woodhall in Welwyn Garden City. This apartment comprises of great local amenities, good loft space used for storage, parking to the front of the property and great location for the train station and the King George's Park. This would be a great opportunity for a first time buyer or investor to view this property. If you would like to view this property, please call 01707 322903 in order to book your viewing!!!

## Entrance Hall

Loft access, fire front door, radiator and a bigger storage space where current owners have got a chest freezer placed.

## Lounge

11' 9" x 10' 11" ( 3.58m x 3.33m )

Double glazed window to the front, Phone and TV point, radiator, communal and satellite dish connector.

## Kitchen

5' 4" MAX x 14' 4" ( 1.63m MAX x 4.37m )

Double glazed window to front, wall and base level cupboards, electric hob and electric oven. comprises integrated dishwasher and fridge. Radiator with cupboard that has the boiler.

## Bedroom 1

8' 6" x 8' 11" ( 2.59m x 2.72m )

Double glazed window to front, fitted wardrobes, radiator and fitted wardrobes with sliding door. Intercom system

## Loft Space

Floor has been boarded for various storage, not insulated but have a drop down ladder to access.

## External

Unrestricted parking and access to shops and communal stairs leading to all floors and apartments



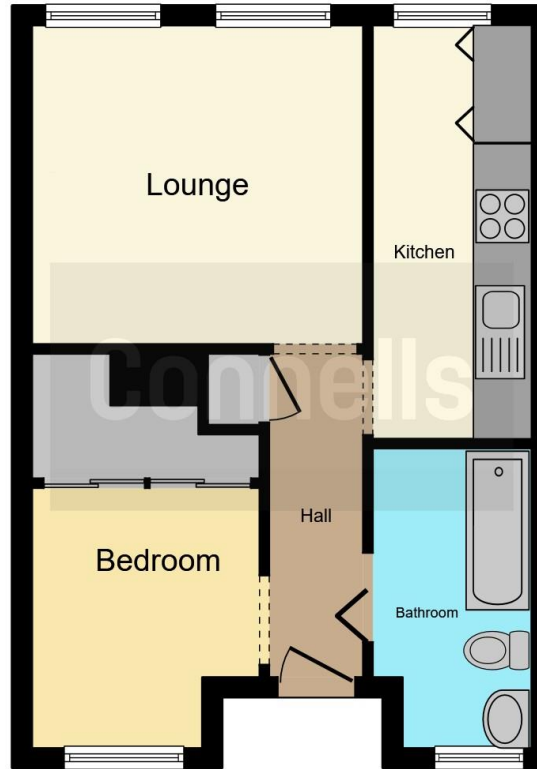












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01707 322 903**  
**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
 Band: A

Service Charge: 486.66 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307148](http://connells.co.uk/Property/WWY307148)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 May 1988. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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