



**Woodhall House, Cole Green Lane, Welwyn Garden City, AL7 3PX**



**welcome to**

## **Woodhall House, Cole Green Lane**

A beautifully presented one bedroom end of terrace upper floor flat ideally situated above Woodhall shops and amenities. The property is perfect for those looking to enjoy peace and quiet whilst also having shops and restaurants at your fingertips. The property was fully refurbished two years ago and is still in immaculate condition throughout. Internally the property comprises of entrance hall, modern fitted kitchen with breakfast bar into open plan living area, bedroom and modern fitted shower room. Further benefits include double glazed sash windows throughout and gas central heating. This is a fantastic investment opportunity or first time buy!



### Entrance Hall

Carpeted, radiator, door to front

### Lounge

12' x 12' (3.66m x 3.66m)

Carpeted, double glazed windows to front, radiator, TV Point

### Kitchen

11' 4" x 6' 5" (3.45m x 1.96m)

Double glazed window to front, vinyl flooring, fitted wall and base units, work surfaces, integrated electric oven and induction hob, space for fridge/freezer, integrated washing machine, breakfast bar

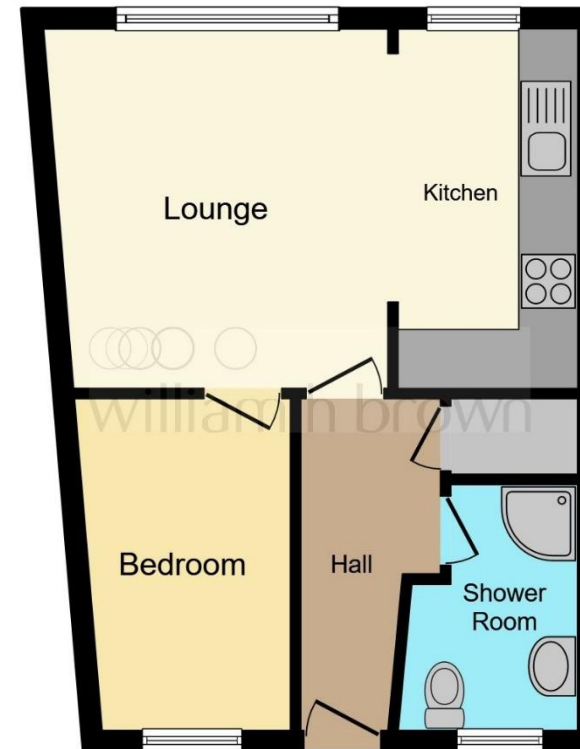
### Bedroom One

7' 6" x 10' 4" (2.29m x 3.15m)

Carpeted, double glazed window to rear, radiator

### Bathroom

Double glazed window to front, fully tiled, shower cubicle, wash hand basin, vanity unit, W/C



Total floor area 36.7 sq.m. (395 sq.ft.) approx

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.



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welcome to

## Woodhall House Cole Green Lane, Welwyn Garden City

- One bedroom
- Quiet location
- Modern throughout
- Close to local amenities
- IDEAL FOR FIRST TIME BUYERS

Tenure: Leasehold EPC Rating: D

offers in excess of  
**£175,000**



Please note the marker reflects the  
postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
WGN107562 - 0011

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