

The Cloisters, Welwyn Garden City AL8 6DX



## welcome to

# The Cloisters, Welwyn Garden City

This beautifully presented studio apartment is located in the desirable West Side area of Welwyn Garden City. The property is located just minutes from the busy town centre with the main line train station into London Kings Cross. The property offers a large living/ bedroom area, fitted kitchen and shower room. Further benefits include fitted storage and double glazing throughout. Externally there are communal gardens and parking.













### **Studio Room**

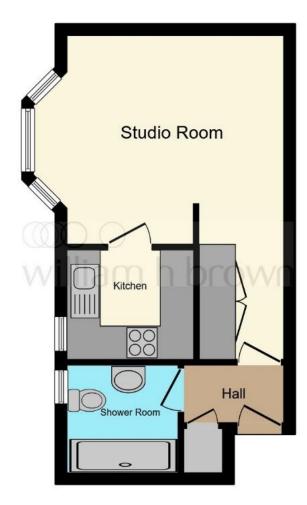
15' 9" x 13' 4" ( 4.80m x 4.06m ) Bay window, laminate wood flooring, electric heater.

#### Kitchen

7' 1"  $\times$  6' 5" (  $2.16m \times 1.96m$  ) Double glazed window, tiled flooring, fitted kitchen, electric oven, induction hob, integrated fridge/freezer.

#### **Shower Room**

Double glazed window, tiled flooring, walk in shower, wash hand basin, W/C, heated towel rail.



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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# The Cloisters, Welwyn Garden City

- Studio Apartment
- Ground Floor
- West Side Location
- Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: D

Offers in excess of

£210,000













Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 27 Jul 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: WGN108100 - 0004 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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