



Windsor House Howardsgate, Welwyn Garden City AL8 6DJ

welcome to

Windsor House Howardsgate, Welwyn Garden City

A fantastic beautifully presented **CHAIN FREE** two bedroom first floor apartment located in Welwyn Garden City town centre. Ideally situated just a stone's throw from the main line train station with links into London Kings Cross ideal for commuters to the City, and shopping centre with John Lewis. The property comprises of entrance hall with entry phone system, open plan living with lounge/dining and modern fitted kitchen. There are also two double bedrooms and family bathroom.



Entrance Hall

Laminate flooring, built in storage.

Lounge/ Kitchen

18' 2" x 12' 4" (5.54m x 3.76m)

Double glazed window to rear x 2, laminate flooring, integrated electric oven, electric hob, extractor, space for table, integrated washing machine and fridge freezer, 1 bowl sink, quartz work surfaces, TV point, ample storage.

Hallway

Laminate flooring.

Bedroom One

13' 1" x 10' 2" (3.99m x 3.10m)

Double glazed window to rear, carpet, fitted wardrobes.

Bedroom Two

11' 1" x 9' 4" (3.38m x 2.84m)

Double glazed window to rear, carpet, under floor heating.

Bathroom

Double glazed window to rear, tiled walls and flooring, W/C, heated towel rail, wash hand basin, spotlights, shower over bath.



Total floor area 61.5 m² (662 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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Windsor House Howardsgate, Welwyn Garden City

- CHAIN FREE
- Two Bedrooms
- Town Centre Location
- Open Plan Living
- First Floor
- Modern Throughout

Tenure: Leasehold EPC Rating: D

guide price

£260,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN107745 - 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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Please note the marker reflects the postcode not the actual property


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