



Hollybush House, Hollybush Lane, WELWYN GARDEN CITY
AL7 4JL

welcome to

Hollybush House, Hollybush Lane, WELWYN GARDEN CITY

This CHAIN FREE upper floor studio apartment is located just a short walk from Welwyn Garden City's town centre and mainline train station into London. The property offers an entrance hall, bright lounge/bedroom and a three-piece bathroom suite. The kitchen offers integrated oven/hob, space for appliances and wall and base units. Externally there is communal parking and gardens. In addition, the property benefits from central heating and double glazing. The property is currently tenanted with a rental of £975 per calendar month. There is also the option for the flat to be sold fully furnished.



Lounge/Bedroom

18' x 14' (5.49m x 4.27m)

Double glazed window x 2, carpet, radiator x 2.

Kitchen

8' x 6' (2.44m x 1.83m)

Double glazed window, wall and base units, integrated oven/hob, space for washing machine/fridge freezer, sink, wooden flooring, part tiled walls.

Bathroom

Bath, W/C, wash hand basin and vanity, tiled flooring, part tiled walls.



Total floor area 33.9 m² (365 sq.ft.) approx

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



check out more properties at williamhbrown.co.uk



welcome to

Hollybush House Hollybush Lane, WELWYN GARDEN CITY

- CHAIN FREE
- Studio Apartment
- Communal Gardens
- Communal Parking
- Close to Town Centre

Tenure: Leasehold EPC Rating: D

offers in excess of

£140,000



check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108878 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property

william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk