



Willow House Howlands, Welwyn Garden City AL7 4HN

welcome to

Willow House Howlands, Welwyn Garden City

This rarely available two bedroom first floor apartment is located in a setback quiet off road location. An ideal first time buy which offers allocated parking, great sized bedrooms with built in storage, bathroom with shower over bath, fully fitted kitchen and spacious lounge/diner. Further benefits include gas central heating, double glazed windows, communal gardens and resident parking.



Entrance Hall

Entry phone, radiator, storage cupboard, carpet.

Lounge

14' x 13' (4.27m x 3.96m)

Double glazed window to front and side, carpet, radiator.

Kitchen

7' x 10' (2.13m x 3.05m)

Double glazed window to side, laminate flooring, integrated washing machine, gas hob oven, storage cupboard, space for fridge freezer, sink/drainer, boiler, radiator.

Bedroom One

10' x 10' (3.05m x 3.05m)

Double glazed window to side, carpet, radiator, storage cupboard.

Bedroom Two

11' x 6' (3.35m x 1.83m)

Double glazed window to side, carpet, radiator, storage cupboard.

Bathroom

P-shape bath, shower, wash hand basin, W/C, radiator.



Total floor area 53.6 m² (577 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



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welcome to
Willow House Howlands,
Welwyn Garden City

- Two Bedrooms
- First Floor
- Communal Gardens
- Resident Parking
- Close to Schools and Shops

Tenure: Leasehold EPC Rating: C

offers in excess of

£250,000



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 99 years from 28 Jul 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
 WGN108880 - 0003

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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william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk