



The Hollies Great North Road, Welwyn Garden City AL8 7TA

welcome to

The Hollies Great North Road, Welwyn Garden City

This beautifully presented first floor two-bedroom apartment is located just off the Great North Road in Welwyn Garden City's popular Westside. Internally the property offers an entrance hall with storage and loft access, two bedrooms and a high spec fitted shower room. The living space is modern and boasts lounge leading into a fitted kitchen complete with wall & base units, electric oven, gas hob, extractor fan and integrated fridge, freezer, dishwasher, washing machine and wine fridge. Further benefits include residents parking, well-kept communal garden and long lease. The property is ideally situated with easy access to all local amenities and great commuter links via the A414, A1(M), and mainline rail links in to London.



Entrance Hall

Wooden Flooring, radiator, two storage cupboards, ladder access to large, boarded loft.

Lounge

15' 1" x 10' 8" (4.60m x 3.25m)

Double glazed window to rear, laminate herringbone flooring, radiator x 2.

Kitchen

10' 8" x 6' 4" (3.25m x 1.93m)

Double glazed window to front, laminate herringbone flooring, tiled splashback, sink/drain, gas hob, electric oven, extractor fan, integrated fridge/freezer/dishwasher/washing machine/wine fridge.

Bedroom One

11' 6" x 9' 5" (3.51m x 2.87m)

Double glazed window to rear, carpet, radiator, fitted wardrobes.

Bedroom Two

9' 5" x 6' 9" (2.87m x 2.06m)

Double glazed window, wooden flooring, radiator, built in wardrobe.

Shower Room

Tiled flooring, shower cubicle, wash hand basin, W/C, heated towel rail.



Total floor area 57.8 m² (622 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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The Hollies Great North Road,
Welwyn Garden City

- Two Bedroom Apartment
- First Floor
- Resident Parking
- Well Kept Communal Garden
- 993 Years Remaining on Lease

Tenure: Leasehold EPC Rating: C

guide price

£290,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108313 - 0002

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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

Please note the marker reflects the
postcode not the actual property