



**Woodhall House Cole Green Lane, Welwyn Garden City
AL7 3PX**



welcome to

Woodhall House Cole Green Lane, Welwyn Garden City

This CHAIN FREE two bedroom top floor flat is ideally situated above Woodhall shops and amenities. The property is perfect for those looking to enjoy peace and quiet whilst also having shops and restaurants at your finger tips. Internally the property comprises of entrance hall, open plan lounge/ fitted kitchen, two bedrooms and bathroom. Further benefits include double glazed windows throughout and gas central heating. This is a fantastic investment opportunity or first time buy!



Entrance Hall

Double glazed door to rear, entry phone, loft access, laminate flooring, radiator.

Lounge/ Kitchen

16' 11" x 11' 11" (5.16m x 3.63m)

Double glazed window to front, laminate flooring, radiator, electric oven/hob, extractor, sink/drain, tiled splash back, fridge freezer, washing machine, boiler.

Bedroom One

8' 1" max x 11' max (2.46m max x 3.35m max)

Double glazed window to rear, laminate flooring, radiator.

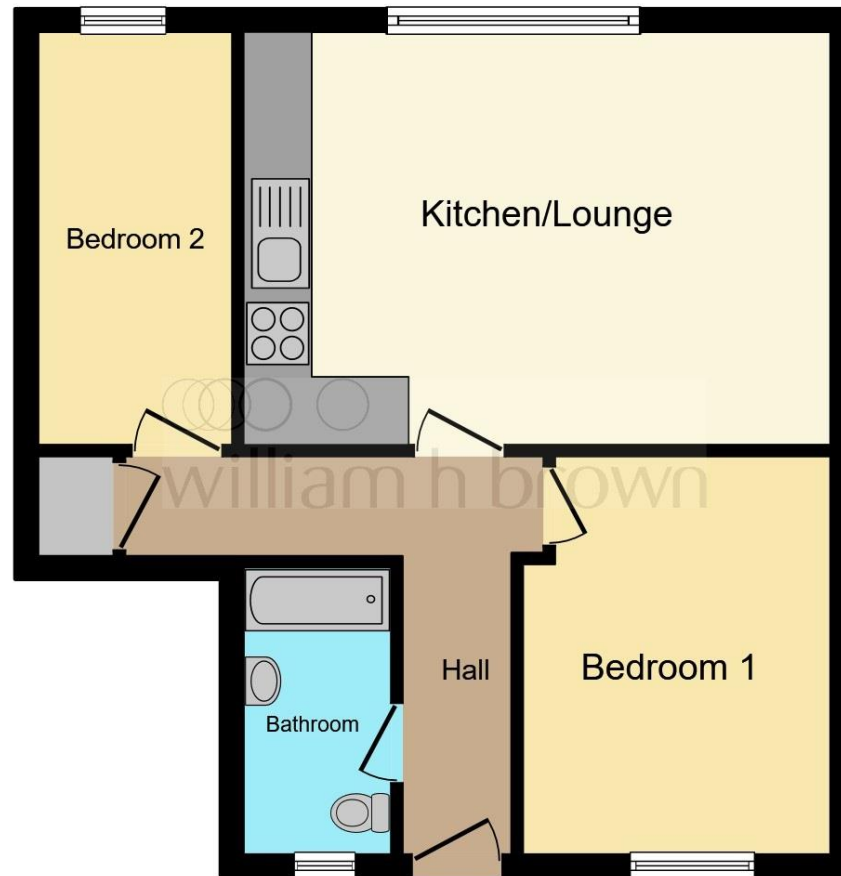
Bedroom Two

5' x 12' (1.52m x 3.66m)

Double glazed window to front, laminate flooring, radiator.

Bathroom

Double glazed window to front, laminate flooring, bath with shower over, heated towel rail, extractor, W/C, wash hand basin.



Total floor area 45.8 m² (493 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

Woodhall House Cole Green Lane, Welwyn Garden City

- CHAIN FREE
- Top Floor
- Two Bedrooms
- Close to Local Amenities
- Ideal for First Time Buyers and Investors

Tenure: Leasehold EPC Rating: C

offers in excess of

£190,000



check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Jul 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108881 - 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.

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