



Theodores Place Stonehills, Welwyn Garden City AL8 6NA



welcome to

Theodores Place Stonehills, Welwyn Garden City

Welcome to Theodores Place in Welwyn Garden City. Situated in the town centre and just a short walk from the Train Station, Welwyn Garden City is increasingly favoured by London commuters who can enjoy a 28-minute journey to London King's Cross. This two bedroom apartment is located on the top floor within the centre of Welwyn Garden City with large open plan lounge/kitchen/dining room and modern bathroom. Theodores Place provides unrivalled space, light and high end luxury living, with everything you could need just a few steps away.



Hallway

Wooden flooring, storage cupboard.

Lounge/ Kitchen/ Dining Room

32' 8" x 19' 9" (9.96m x 6.02m)

Double glazed window x 2, wooden flooring, spotlights, wall and base units, sink/drainer, electric oven.

Bedroom One

14' 9" x 11' 9" (4.50m x 3.58m)

Double glazed window, carpet.

Bedroom Two

12' 5" x 11' 3" (3.78m x 3.43m)

Double glazed window, carpet.

Bathroom

Fully tiled, bath with shower over, W/C, wash hand basin with vanity, heated towel rail.



Total floor area 92.7 m² (998 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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Theodores Place Stonehills, Welwyn Garden City

- Two Bedroom Top Floor Apartment
- Located In The Centre Of Welwyn Garden City
- Central Location With Amenities On Your Doorstep
- 999 Year Lease
- Close To Mainline Station

Tenure: Leasehold EPC Rating: Exempt



offers in excess of

£325,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Mar 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
WGN109026 - 0004

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Please note the marker reflects the postcode not the actual property

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